HammondCare

GREENWICH HOSPITAL REDEVELOPMENT CONCEPT PLAN

GREENWICH HOSPITAL , RIVER ROAD, GREENWICH

DRAWING LIST	
DWG NO.	SHEET NAME
S.00	COVER
S.01	EXISTING SITE PLAN
S.02	SITE PLAN - OVERALL
S.03	SITE ELEVATION & SECTIONS
S.04	SITE SECTIONS
S.05	3D VIEWS - SITE
S.06	PHOTO MONTAGE VIEWS - CONTEXT
S.10	EXISTING TREES
S.11	STAGING DIAGRAMS 1
S.12	STAGING DIAGRAMS 2
S.13	LOCALITY / ANALYSIS
S.20	AREA SUMMARY

DRAWING LIST	
DWG NO.	SHEET NAME
S.30	SHADOWING - SUMMER - 9am EXISTING
S.31	SHADOWING - SUMMER - 9am PROPOSED
S.32	SHADOWING - SUMMER - 12pm EXISTING
S.33	SHADOWING - SUMMER - 12pm PROPOSED
S.34	SHADOWING - SUMMER - 3pm EXISTING
S.35	SHADOWING - SUMMER - 3pm PROPOSED
S.36	SHADOWING - SPRING (EQUINOX) - 9am EXISTING
S.37	SHADOWING - SPRING (EQUINOX) - 9am PROPOSED
S.38	SHADOWING - SPRING (EQUINOX) - 12pm EXISTING
S.39	SHADOWING - SPRING (EQUINOX) - 12pm PROPOSED
S.40	SHADOWING - SPRING (EQUINOX) - 3pm EXISTING
S.41	SHADOWING - SPRING (EQUINOX) - 3pm PROPOSED
S.42	SHADOWING - WINTER - 9am EXISTING
S.43	SHADOWING - WINTER - 9am PROPOSED
S.44	SHADOWING - WINTER - 12pm EXISTING
S.45	SHADOWING - WINTER - 12pm PROPOSED
S.46	SHADOWING - WINTER - 3pm EXISTING
S.47	SHADOWING - WINTER - 3pm PROPOSED
S.48	MID WINTER SHADOWS AT SOUTHERN BOUNDARY - MORNING
S.49	MID-WINTER SHADOWS AT SOUTHERN BOUNDARY - AFTERNOON

DRAWING LIST	
DWG NO.	SHEET NAME
S.H01	HOSPITAL LEVEL H1 - LOWER GROUND
S.H02	HOSPITAL LEVEL H2 - UPPER GROUND
S.H03	HOSPITAL LEVEL H3 - PODIUM
S.H04	HOSPITAL LEVEL H4
S.H05	HOSPITAL LEVEL H5
S.H06	HOSPITAL LEVEL H6-H9
S.H07	3D VIEWS - HOSPITAL
S.H08	3D VIEWS - HOSPITAL 2
S.V.01	SENIORS LIVING - ST VINCENTS ROAD VILLAS
S.V.02	SENIORS LIVING - ST VINCENTS ROAD VILLAS
S.V.03	SENIORS LIVING - ST VINCENTS ROAD VILLAS - SECTIONS
S.V.04	SENIORS LIVING - ST VINCENTS ROAD VILLAS 3D VIEW
SL.01	SENIORS LIVING APARTMENTS - BASEMENT & PODIUM LEVELS
SL.02	SENIORS LIVING APARTMENTS - LEVELS 1-4
SL.03	SENIORS LIVING APARTMENTS - UPPER LEVEL 5 & ROOF
SL.04	SENIORS LIVING APARTMENTS- 3D VIEWS

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REV	DATE	DETAILS	INITIALS
A	16/03/2018	CONCEPT PLAN ISSUE	ML

NORTH

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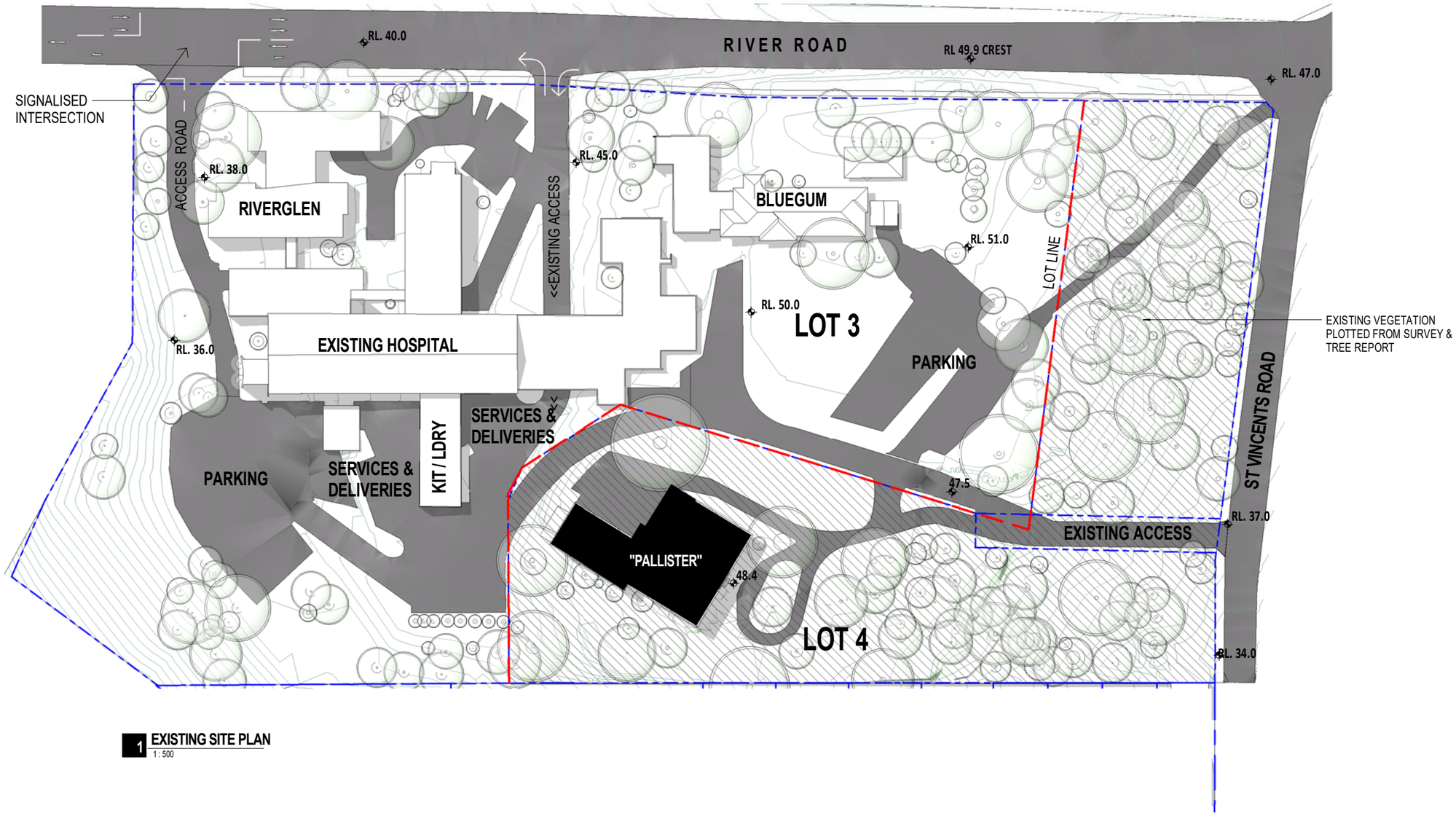
CLIENT: HammondCare
PROJECT: GREENWICH HOSPITAL CONCEPT PLAN
DRAWING TITLE: COVER
DATE: JUNE 2018
DRAWN:
PROJ ARCH:
SCALE: @A1
PROJ: 1213
DRAWING: S.00
REVISION: A

18/06/2018 10:51:00 AM



1 EXISTING SITE PLAN
1 : 500

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0 5 10 20 30 50 metres
1:500 @ A1, 1:1000 @ A3

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DRAWING TITLE: EXISTING SITE PLAN

DATE: JUNE 2018
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SCALE: 1 : 500@A1
PROJ: 1213
DRAWING: S.01
REVISION: A

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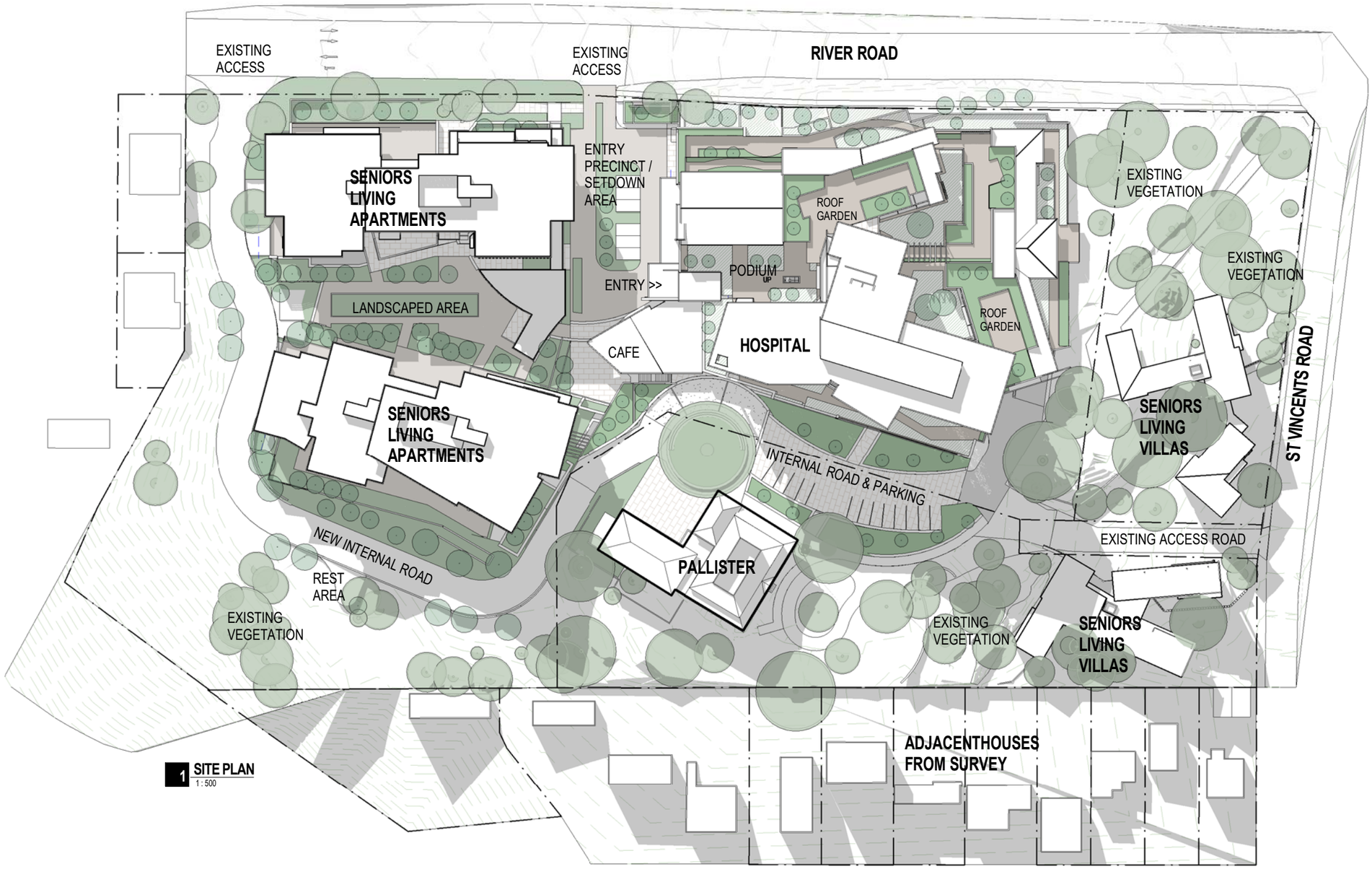

1 SITE PLAN
1 : 500

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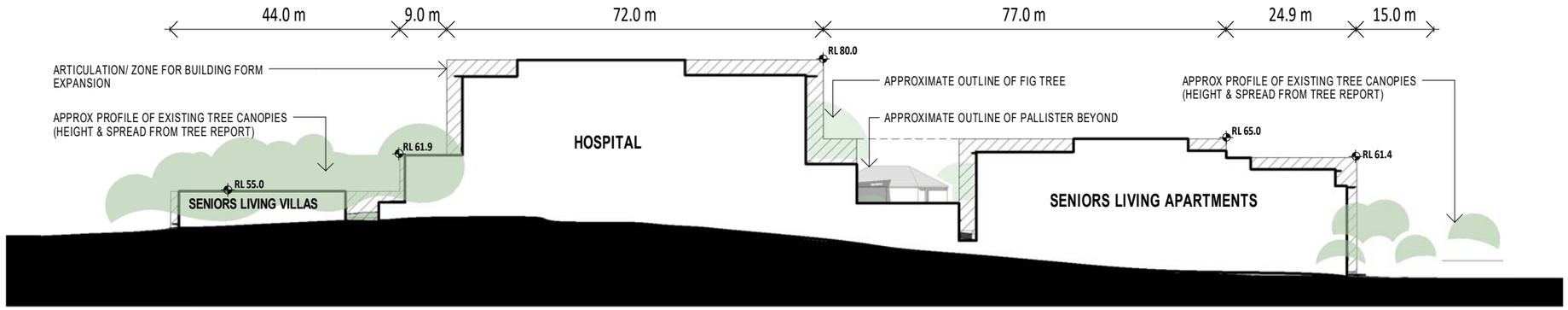
PROJECT: GREENWICH HOSPITAL CONCEPT PLAN

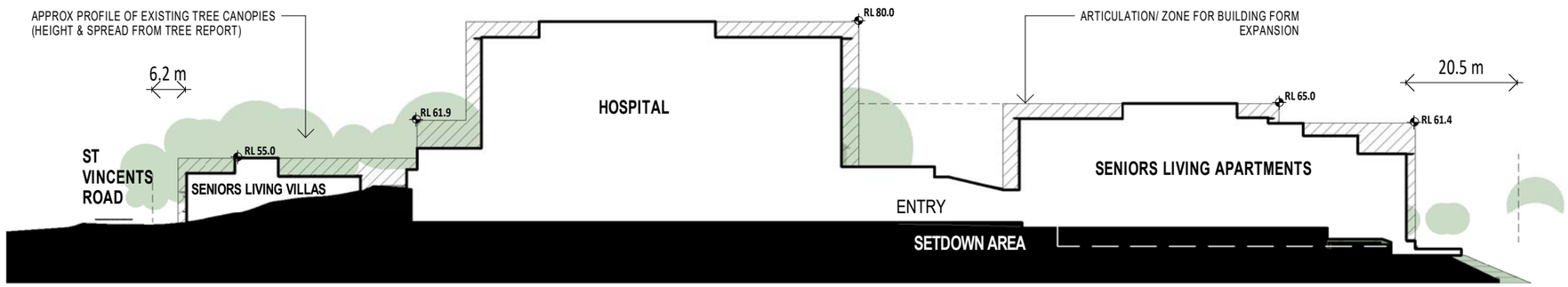
DRAWING TITLE: SITE PLAN - OVERALL

DATE: JUNE 2018
DRAWN:
PROJ ARCH:
SCALE: 1 : 500@A1
PROJ: 1213
DRAWING: S.02
REVISION: A

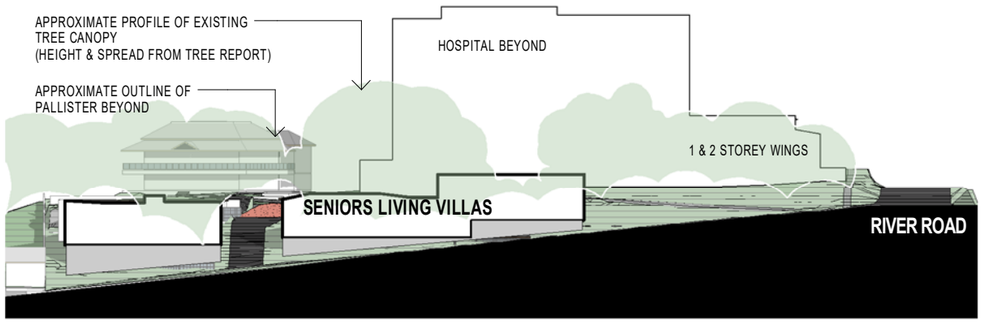
15/06/2018 5:23:05 PM



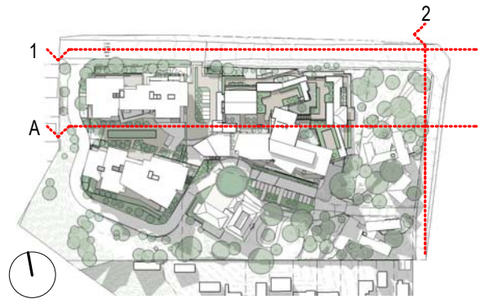
1 STREET ELEVATION - RIVER ROAD
1 : 500



A LONG SECTION - HOSPITAL & SENIORS LIVING APARTMENTS
1 : 500



2 STREET ELEVATION - ST VINCENTS ROAD
1 : 500



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A	16/03/2018	CONCEPT PLAN ISSUE	ML

0 5 10 20 30 50 metres
1:500 @ A1, 1:1000 @ A3

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PROJECT: GREENWICH HOSPITAL CONCEPT PLAN

DRAWING TITLE: SITE ELEVATION & SECTIONS

DATE: JUNE 2018
DRAWN:
PROJ ARCH:
SCALE: As indicated@A1
PROJ: 1213
DRAWING: S.03
REVISION: A

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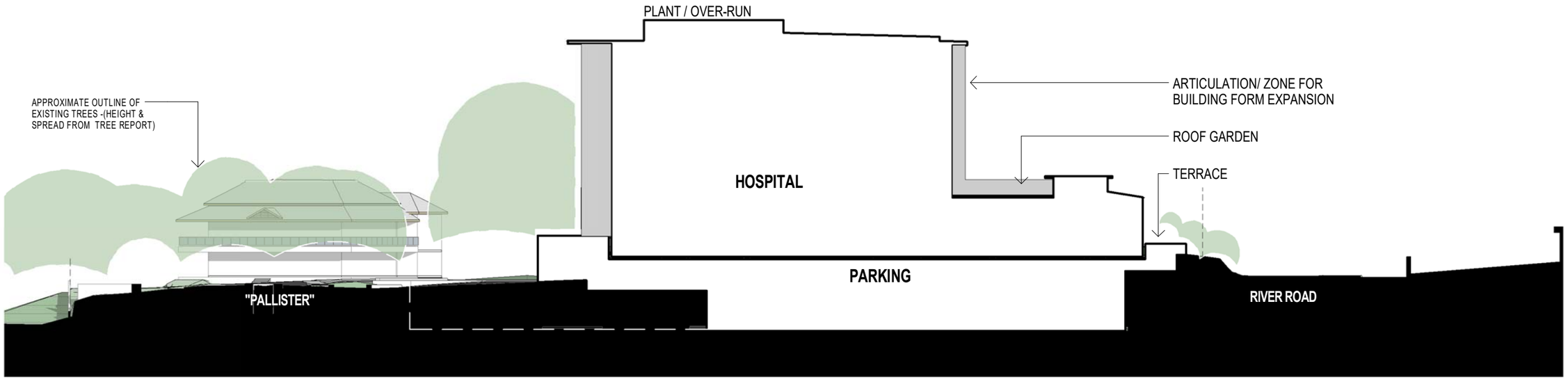
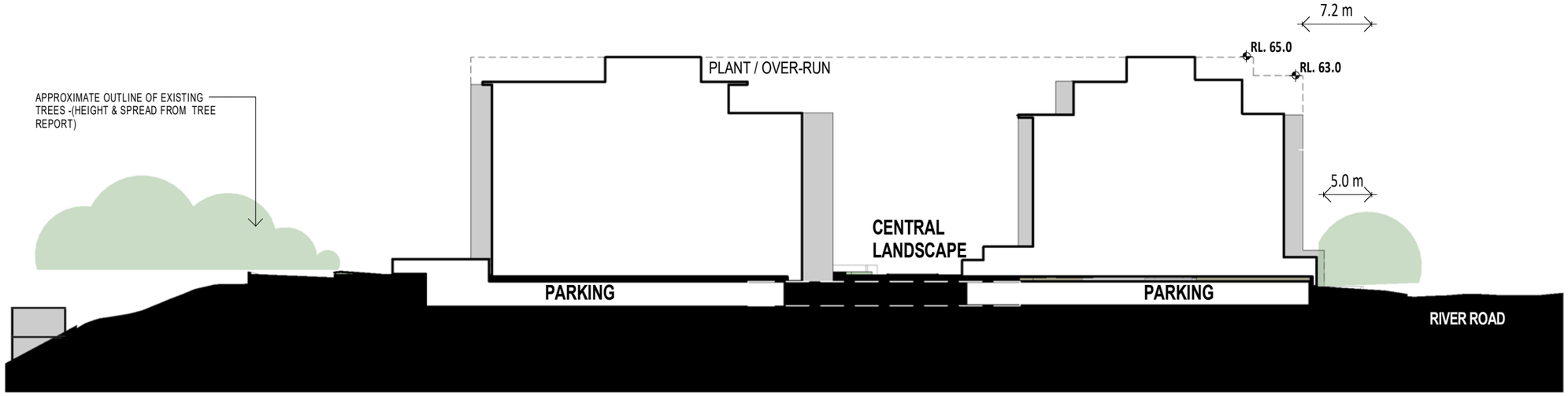
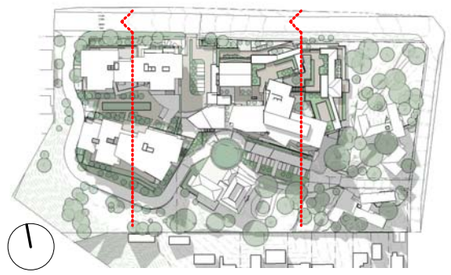


B CROSS SECTION - HOSPITAL
1 : 250



C CROSS SECTION - SENIORS LIVING APARTMENTS
1 : 250



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A	16/03/2018	CONCEPT PLAN ISSUE	ML

0 2 5 10 20 30 metres
1:250 @ A1, 1:500 @ A3

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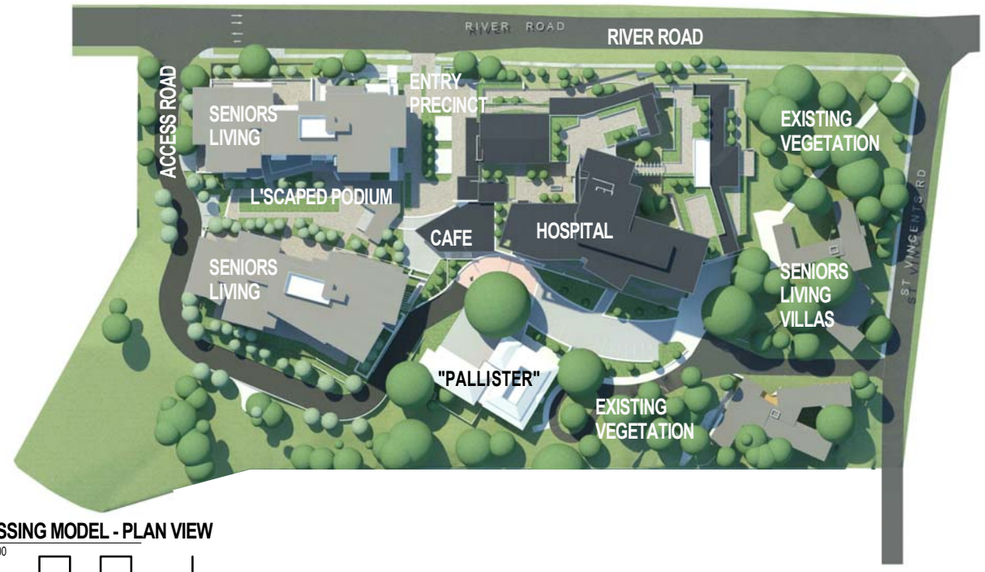
DRAWING TITLE: SITE SECTIONS
DATE: JUNE 2018
DRAWN:
PROJ ARCH:
SCALE: As indicated@A1
PROJ: 1213
DRAWING: S.04
REVISION: A

15/06/2018 5:26:14 PM

MASSING MODEL
ELEVATED VIEW FROM SOUTH OF SITE



1 MASSING MODEL - PLAN VIEW
1 : 1000

0 10 20 30 50M

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(PLAN VIEW)

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PROJECT: GREENWICH HOSPITAL CONCEPT PLAN

DRAWING TITLE: 3D VIEWS - SITE

DATE:	DRAWN:	PROJ ARCH:	SCALE:
JUNE 2018			1 : 1000@A1
	PROJ:	DRAWING:	REVISION:
	1213	S.05	A

15/06/2018 5:26:32 PM

PHOTO MONTAGE: VIEW FROM FOOTPATH AT No 46 UPPER CLIFF DRIVE

PHOTO MONTAGE: VIEW FROM FOOTPATH NEAR CORNER OF FFRENCH ST & SEAMAN ST

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PROJECT: GREENWICH HOSPITAL CONCEPT PLAN

DRAWING TITLE: PHOTO MONTAGE VIEWS - CONTEXT

DATE:	DRAWN:	PROJ ARCH:	SCALE:
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	PROJ: 1213	DRAWING: S.06	REVISION: A

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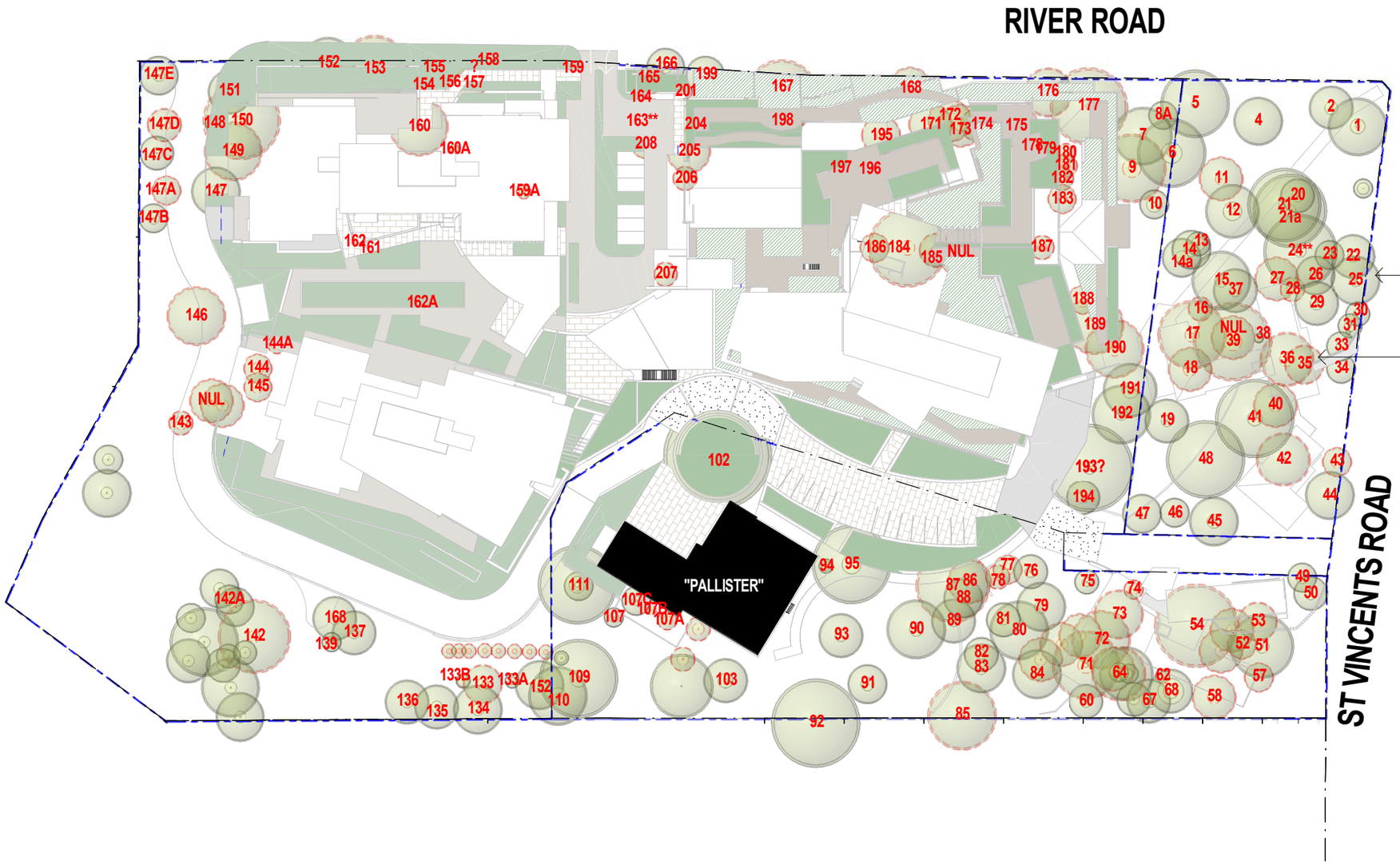

EXISTING TREES:
NUMBERS CROSS REFERENCE TO SCHEDULES IN TREE REPORT

EXISTING TREES REMAINING (SOLID OUTLINE)

EXISTING TREES TO BE REMOVED (RED DASH)

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0 5 10 20 30 50 metres

1:500 @ A1, 1:1000 @ A3

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DRAWING TITLE: EXISTING TREES

DATE:	DRAWN:	PROJ ARCH:	SCALE:
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	PROJ: 1213	DRAWING: S.10	REVISION: A

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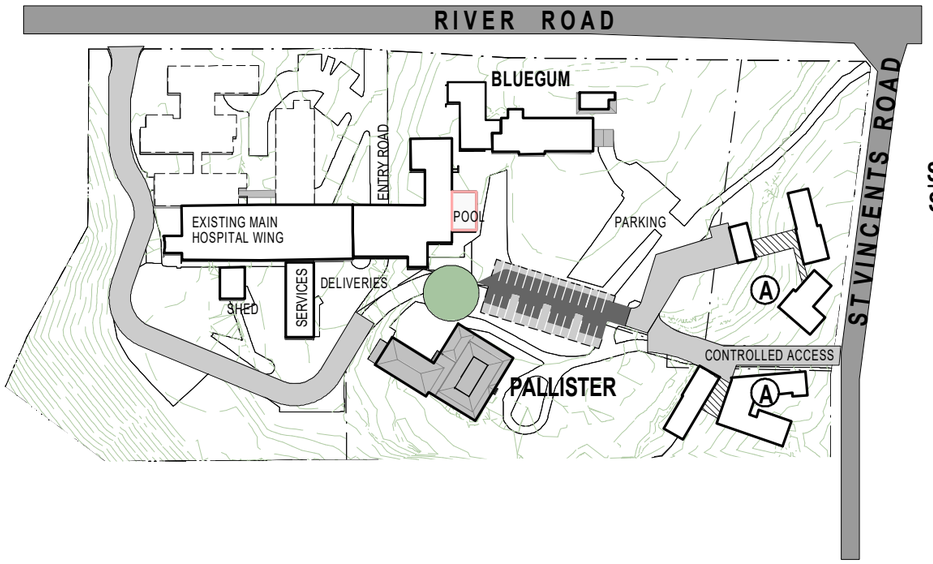
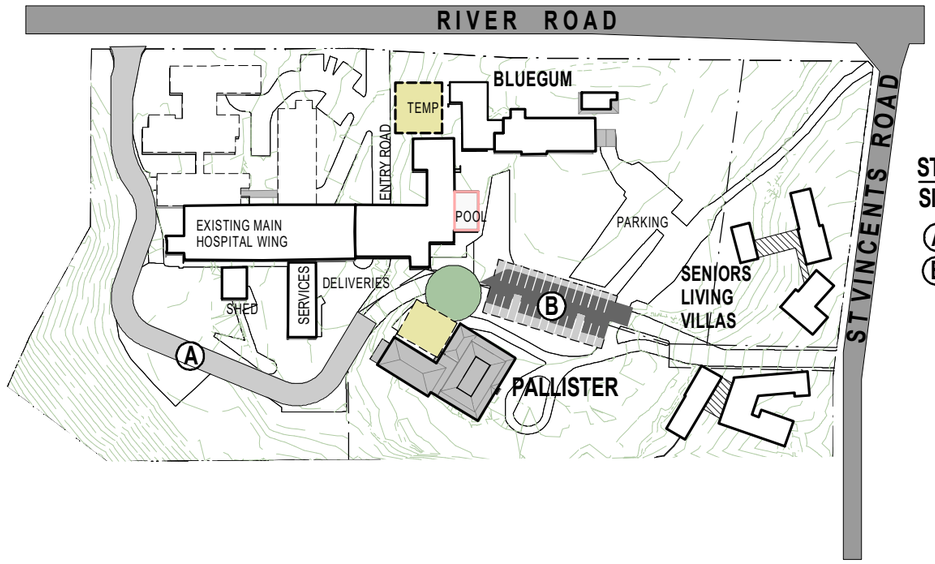


STAGE 1.1
SENIORS LIVING VILLAS

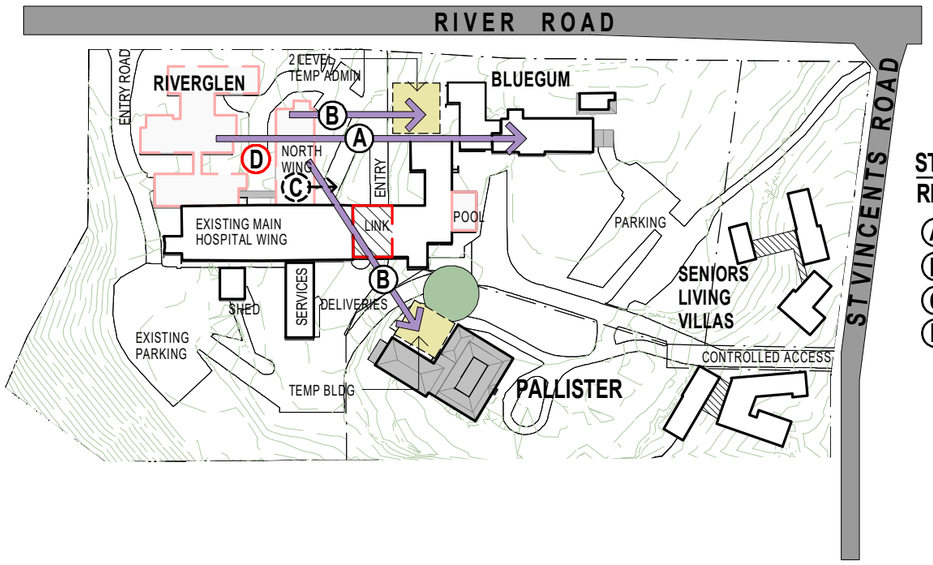
(A) Construct New Seniors Living Villas (9)



STAGE 1.3
SITE INFRASTRUCTURE

(A) Construct new south & west road

(B) Construct carpark near Pallister



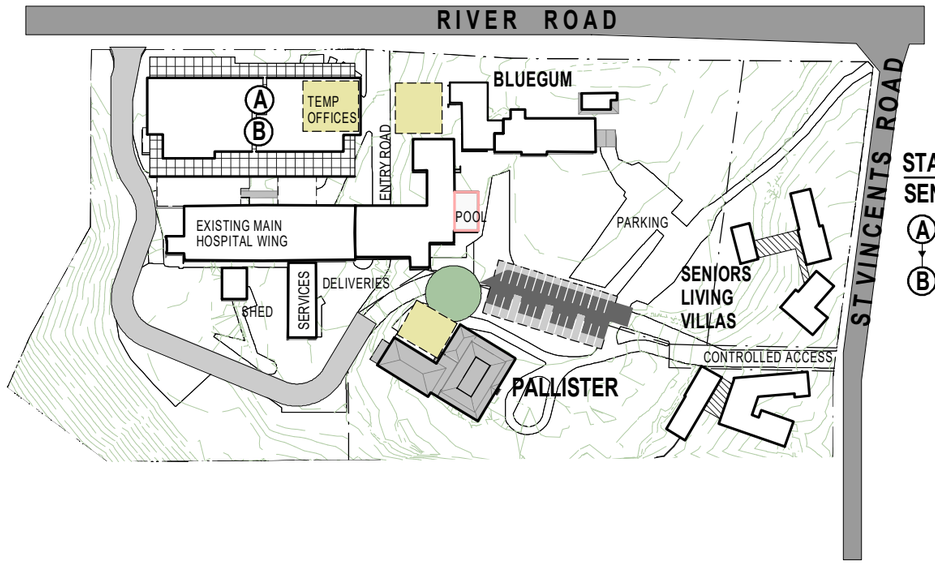
STAGE 1.2
RELOCATION & DEMOLITION

(A) Relocate Riverglen to Bluegum

(B) Relocate Admin to temporary buildings (2)

(C) Relocate or discontinue 12 beds

(D) Demolish Riverglen & North Wing



STAGE 1.4
SENIORS LIVING NORTH-WEST

(A) Construct New Seniors Living Apartments (Approx 40)

(B) Occupy Seniors Living Apartments

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PROJECT: GREENWICH HOSPITAL CONCEPT PLAN

DRAWING TITLE: STAGING DIAGRAMS 1

DATE:	DRAWN:	PROJ ARCH:	SCALE:
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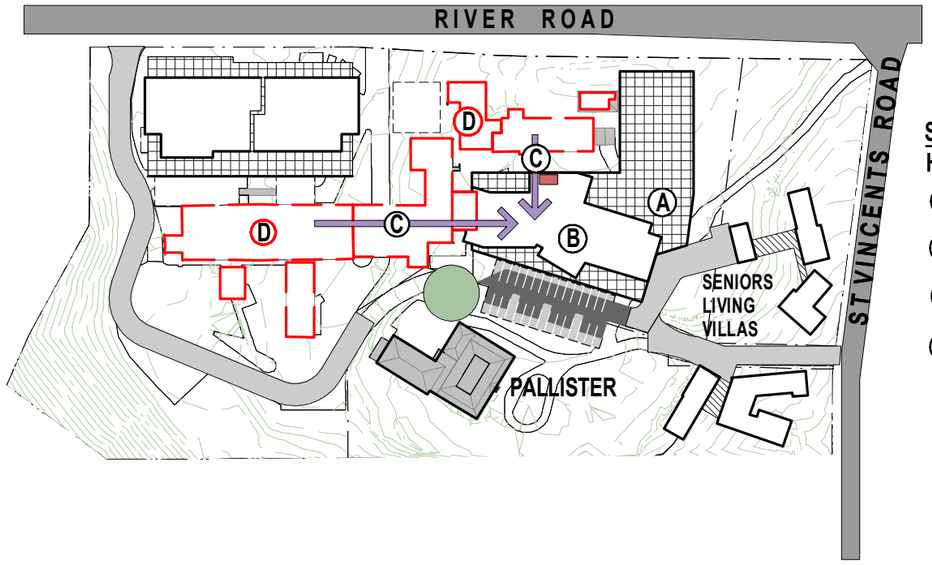
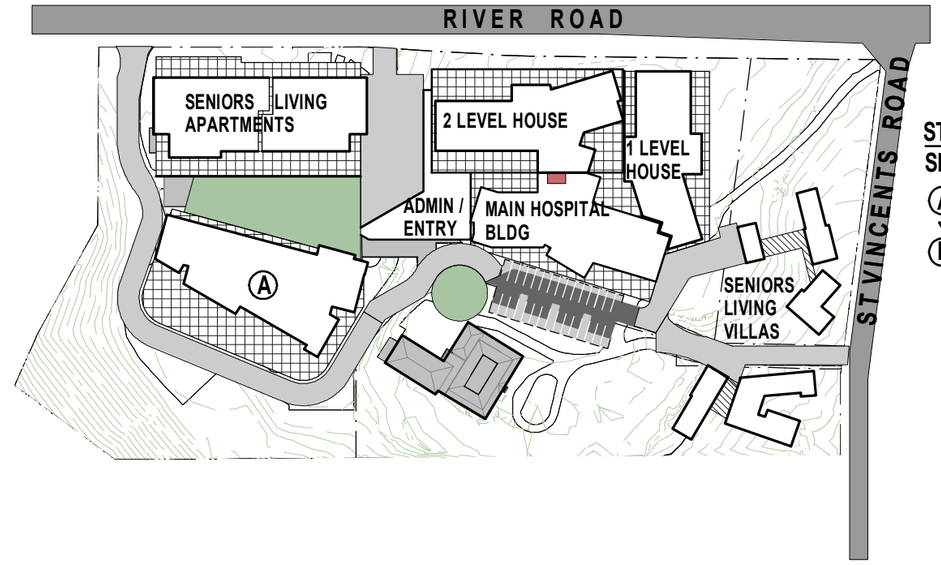
	PROJ:	DRAWING:	REVISION:
	1213	S.11	A

15/06/2018 5:27:07 PM



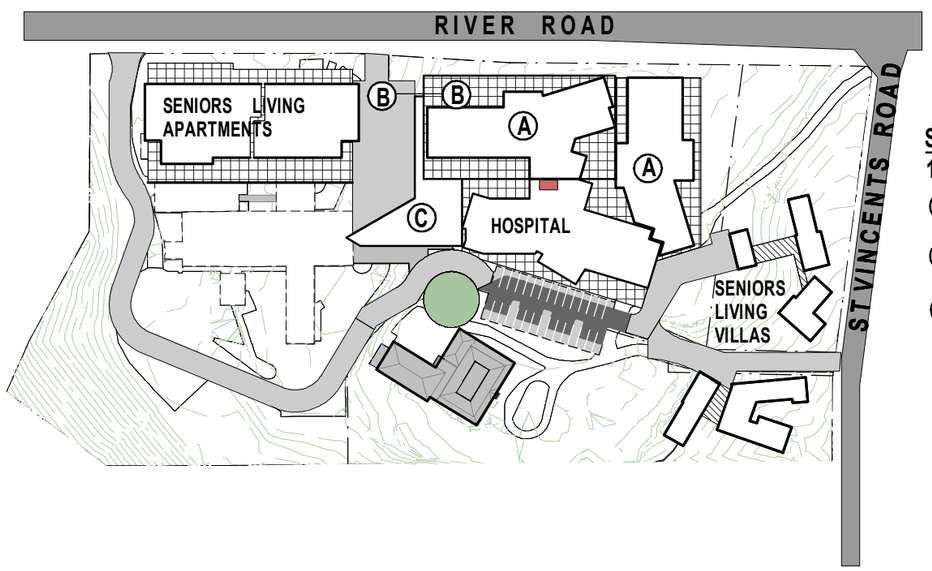
STAGE 2.0
HOSPITAL

- (A) Construct 30% of carparking & BoH.
- (B) Construct 90 Beds + 50% OPD in lower levels)
- (C) Relocate Beds from Existing Hospital & Bluegum
- (D) Demolish Existing Hospital & Bluegum



STAGE 4.0
SENIORS LIVING - SOUTH WEST

- (A) Construct remaining Seniors Living Apartments
- (B) Occupy Apartments



STAGE 3.0
1 & 2 STOREY ACCOMMODATION

- (A) Construct 3 Accommodation wings - 45 beds (1 & 2 storey above podium)
- (B) Construct 70% lower level carparking (below podium) + external setdown area
- (C) Construct Remaining Entry, Admin & balance of OPD (West)

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REV	DATE	DETAILS	INITIALS
A	16/03/2018	CONCEPT PLAN ISSUE	ML

NORTH

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Brisbane 07 3257 3622
Sydney 02 9261 8333

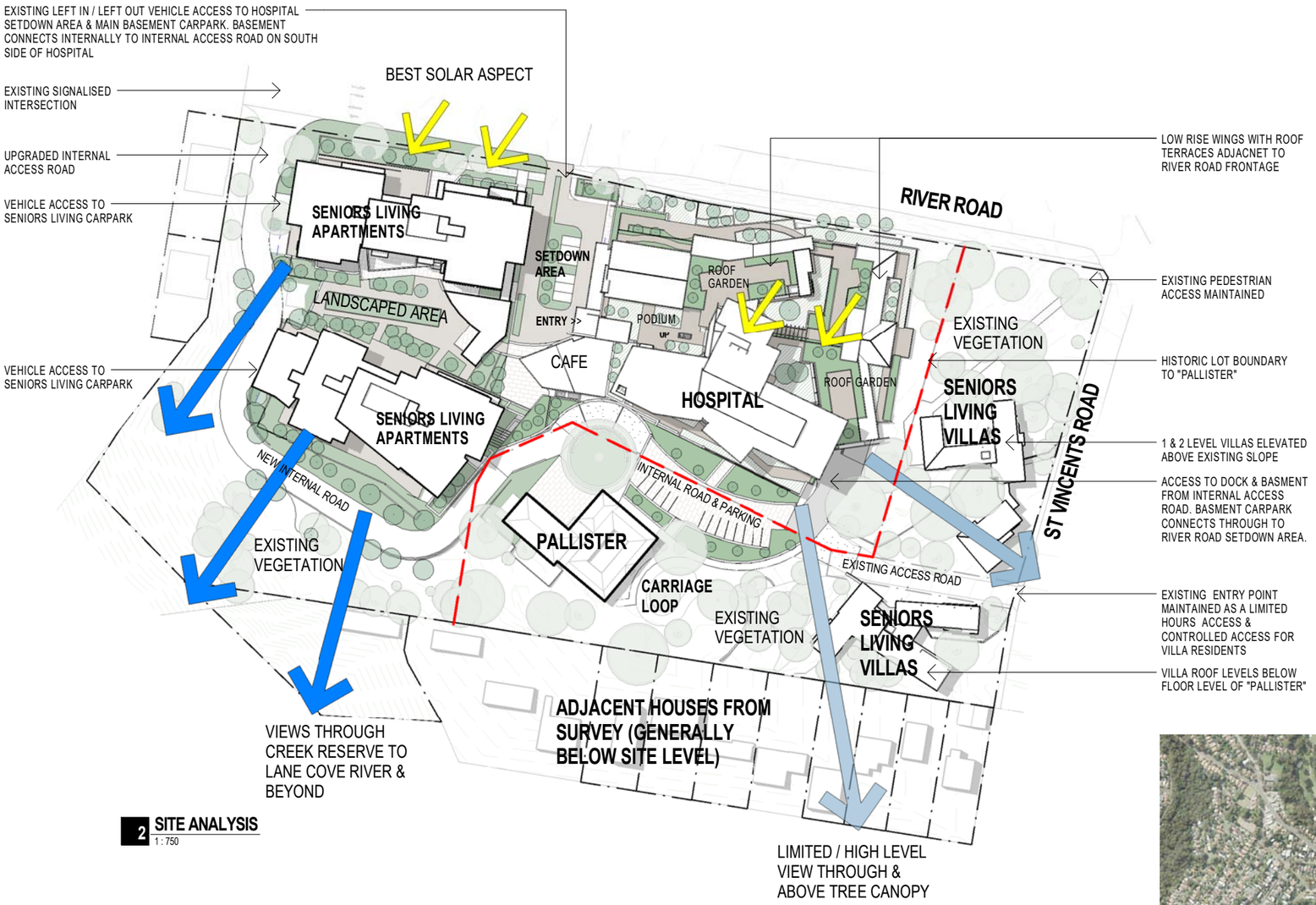
CLIENT: HammondCare

PROJECT: GREENWICH HOSPITAL CONCEPT PLAN

DRAWING TITLE: STAGING DIAGRAMS 2

DATE: JUNE 2018
DRAWN:
PROJ ARCH:
SCALE: 1 : 1000@A1
PROJ: 1213
DRAWING: S.12
REVISION: A

15/06/2018 5:27:16 PM



2 SITE ANALYSIS
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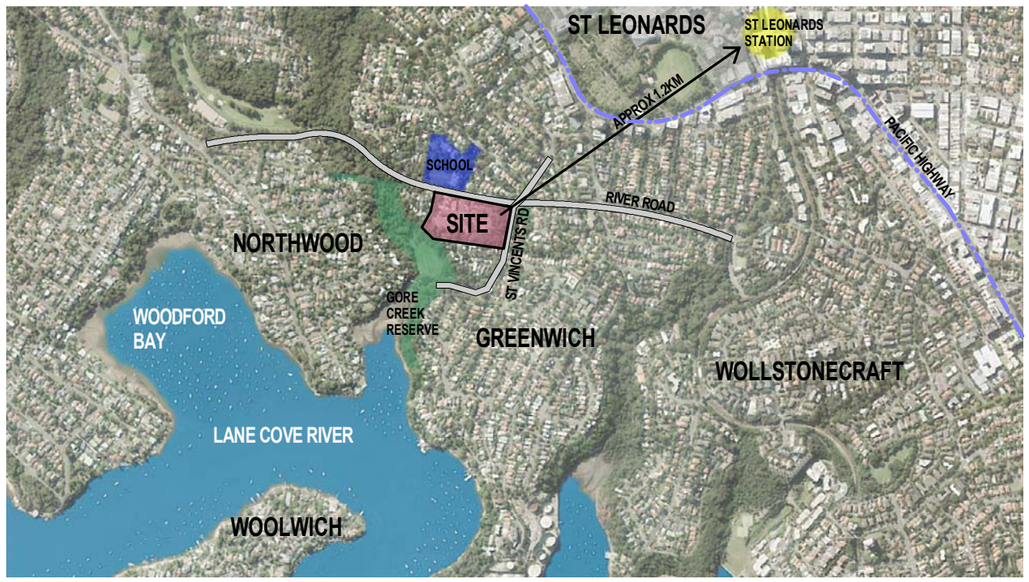

0 300 500m

North

1 LOCALITY PLAN
1 : 10000

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A	16/03/2018	CONCEPT PLAN ISSUE	ML

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CLIENT: HammondCare

PROJECT: GREENWICH HOSPITAL CONCEPT PLAN

DRAWING TITLE: LOCALITY / ANALYSIS

DATE:	DRAWN:	PROJ ARCH:	SCALE:
JUNE 2018	Author	Checker	As indicated@A1
	PROJ: 1213	DRAWING: S.13	REVISION: A

15/06/2018 5:28:31 PM

AREAS & COUNTS: SITE SUMMARY

DEVELOPMENT SUMMARY
APPROX AREA SUMMARY

SITE AREA: 33763m2

GFA TOTAL (ROUNDED):
13900 HOSP
12800 SL APARTMENTS
1600 SL VILLAS
28300m2

APPROX. FSR 28300 / 33763 = 0.84

DEEP SOIL PLANTING APPROX 12000m2 or 35%

ACCOMMODATION

COMBINED HOSPITAL / RC BED COUNT: 150

SENIORS LIVING DWELLINGS:
APARTMENTS : 80
VILLAS: 9

TOTAL: 89

CARPARK COUNTS (MIN)

SENIORS LIVING (RES):	89
SENIORS LIVING (VIS)	18 (UNDER)
GENERAL VISITOR (EXT)	27
HOSPITAL STAFF (INT): (SOME STAFF PARKING IN SENIORS LIVING BASEMENT)	170
HOSPITAL/RC VISITOR (INT) BEDS)	25 (TBC) (1 PER 6
SITE TOTAL:	**329**

APPROX AREAS - BREAKDOWN BY USE

NOTE: THIS AREA BREAK-DOWN IS PRIMARILY TO ILLUSTRATE THE APPROXIMATE PROPORTION OF DIFFERENT USES WITHIN THE DEVELOPMENT. PROPORTIONS WILL CHANGE AS INTENRAL PLANNING DEVELOPS.

GFA-HOSPITAL

LEVEL REFERENCE	AREA
H-BOH	
H2 - UPPER GROUND	761 m²
	761 m²
H-COMMUNITY	
H1 - LOWER GROUND	1120 m²
	1120 m²
HRC-BOH	
H1 - LOWER GROUND	313 m²
	313 m²
HRC-COMMUNITY	
H2 - UPPER GROUND	1414 m²
H3 - PODIUM	107 m²
H4	121 m²
H5	158 m²
	1800 m²
HRC-HOSPITAL ACCOMM	
H5	981 m²
H6	1055 m²
H7	1060 m²
H8	1062 m²
H9	1066 m²
	5225 m²
HRC-RC ACCOMM	
H3 - PODIUM	2776 m²
H4	1863 m²
	4639 m²
	13857 m²

BASEMENT CARPARK-HOSPITAL

LEVEL REFERENCE	AREA
H-BASEMENT-CARPARK	
H1 - LOWER GROUND	4094 m²
H2 - UPPER GROUND	2179 m²
	6273 m²
	6273 m²

PODIUM AREA / ROOF TERRACE

LEVEL	AREA
HRC-PODIUM TERRACE	
H3 - PODIUM	2554 m²
	2554 m²
HRC-ROOF TERRACE	
H4	674 m²
H5	407 m²
	1080 m²
	3634 m²

GFA - SENIORS LIVING APARTMENTS

LEVEL	AREA
SL-ILU-APARTMENTS & CIRC	
ILU1	2200 m²
ILU2	2364 m²
ILU3	2368 m²
ILU4	2236 m²
ILU5	1443 m²
ILU PODIUM REFERENCE	1375 m²
	11986 m²
SL-ILU-COMMUNITY	
ILU PODIUM REFERENCE	714 m²
	714 m²
SL-ILU-GROUND FLOOR LOBBY	
ILU PODIUM REFERENCE	107 m²
	107 m²
	12807 m²

SENIORS LIVING APARTMENTS - BASEMENT

LEVEL	AREA
SL-BASEMENT - CARPARK	
ILU BASEMENT	4058 m²
	4058 m²
	4058 m²

GFA - SENIORS LIVING - VILLAS

LEVEL	AREA
SL-VILLA-COMMUNAL	
EVN2	26 m²
EVS2	37 m²
	63 m²
SL-VILLA-DWELLING	
EVN1	125 m²
EVN2	255 m²
EVN3	227 m²
EVS1	294 m²
EVS2	463 m²
EVS3	163 m²
	1528 m²
SL-VILLA-PARKING	
EVN3	90 m²
EVS1	152 m²
	242 m²
	1832 m²

SENIORS LIVING - VILLAS - CARPARK

LEVEL	AREA
SL-VILLA-PARKING	
EVN3	90 m²
EVS1	152 m²
	242 m²
	242 m²

VERTICAL CIRCULATION COMBINED

LEVEL	AREA
HRC-VERTICAL	
Not Placed	0 m²
H1 - LOWER GROUND	48 m²
H3 - PODIUM	99 m²
	147 m²
SL-ILU-VERTICAL	
ILU1	164 m²
ILU2	166 m²
ILU3	161 m²
ILU4	149 m²
ILU5	91 m²
ILU BASEMENT	195 m²
ILU PODIUM REFERENCE	168 m²
	1095 m²
SL-VILLA-VERTICAL	
Not Placed	0 m²
EVN1	40 m²
EVN2	35 m²
EVS2	38 m²
	113 m²
	1355 m²

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A	16/03/2018	CONCEPT PLAN ISSUE	ML

NORTH

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CLIENT: HammondCare
PROJECT: GREENWICH HOSPITAL CONCEPT PLAN
DRAWING TITLE: AREA SUMMARY
DATE: JUNE 2018
DRAWN:
PROJ ARCH:
SCALE: @A1
PROJ: 1213
DRAWING: S.20
REVISION: A

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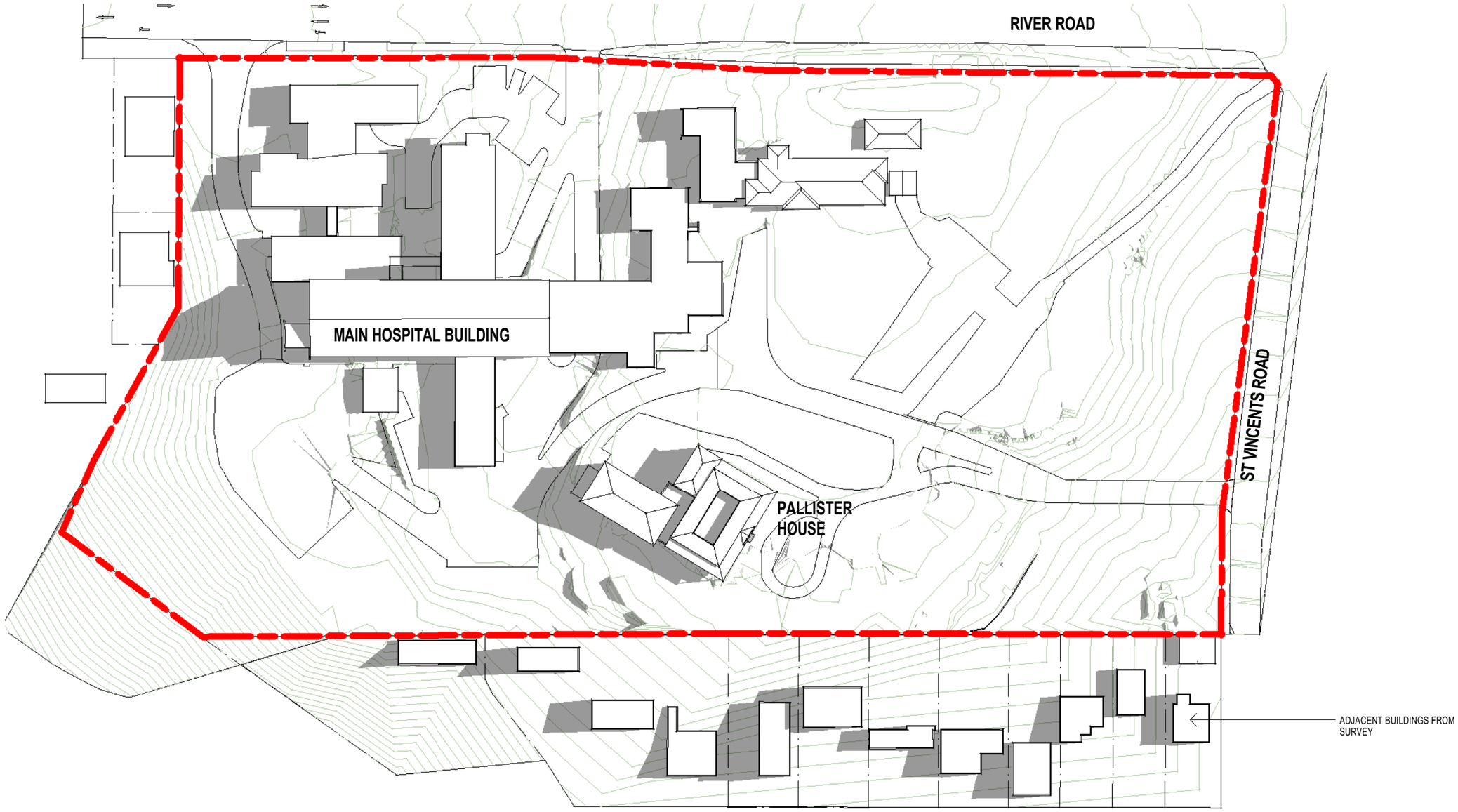

1 SUMMER SHADING 9.00AM EXISTING
1 : 500

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REV	DATE	DETAILS	INITIALS
A	16/03/2018	CONCEPT PLAN ISSUE	ML

0 5 10 20 30 50 metres
1:500 @ A1, 1:1000 @ A3

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PROJECT: GREENWICH HOSPITAL CONCEPT PLAN

DRAWING TITLE: SHADOWING - SUMMER - 9am EXISTING

DATE: JUNE 2018
DRAWN:
PROJ ARCH:
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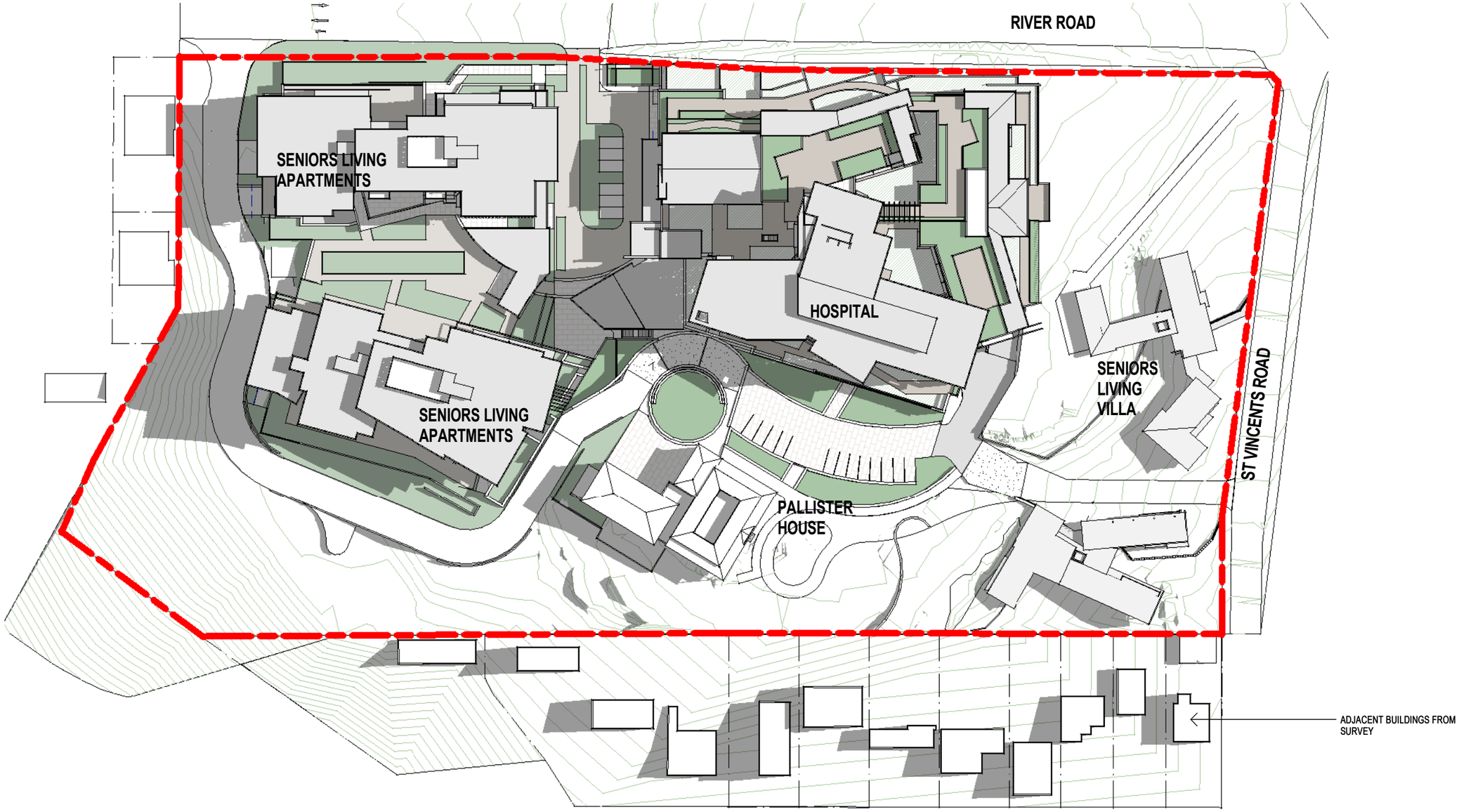

1 SUMMER SHADING 9.00AM PROPOSED
1 : 500

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REV	DATE	DETAILS	INITIALS

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1:500 @ A1, 1:1000 @ A3

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DRAWING TITLE: SHADOWING - SUMMER - 9am PROPOSED

DATE:	DRAWN:	PROJ ARCH:	SCALE:
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	PROJ:	DRAWING:	REVISION:
	1213	S.31	

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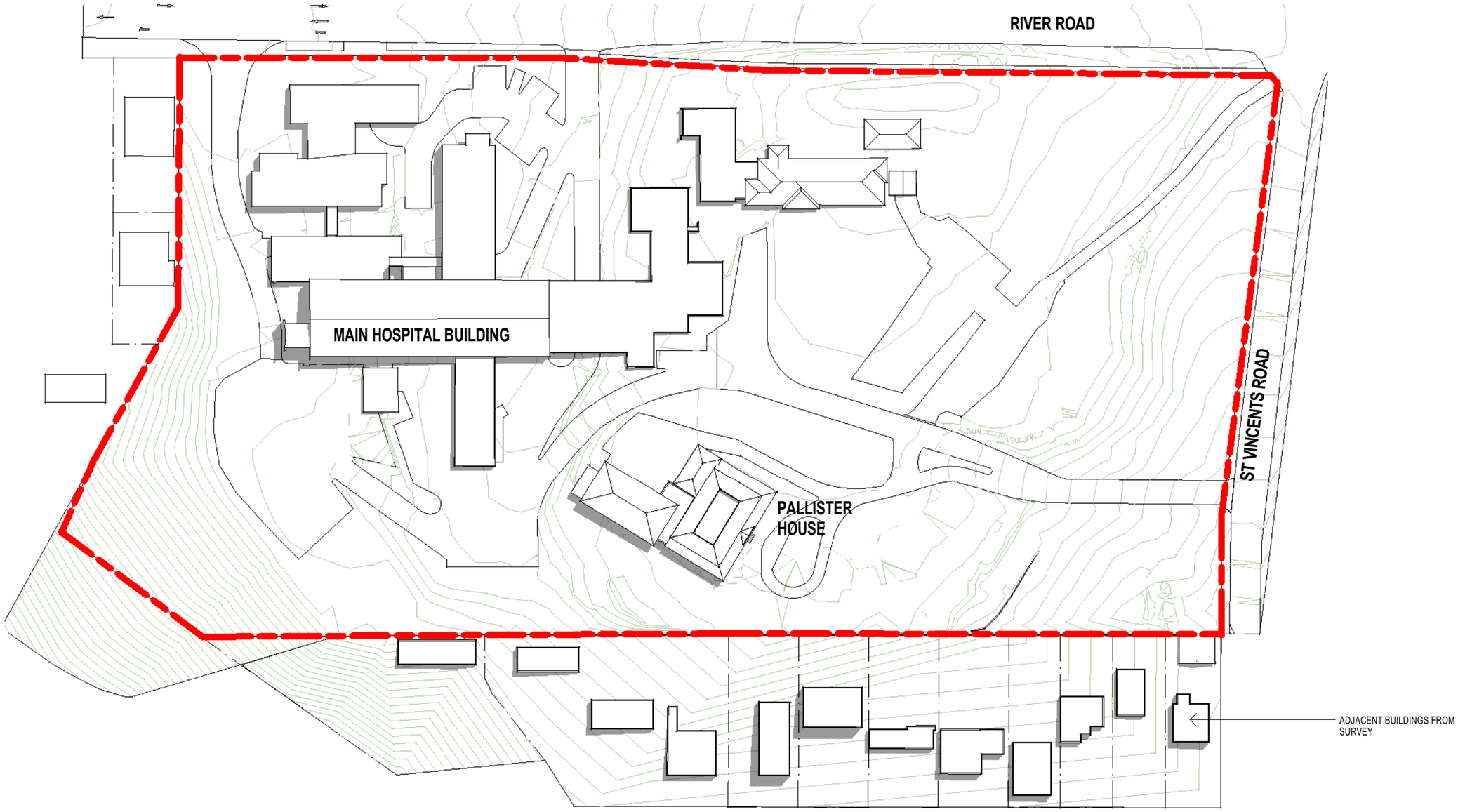

1 SUMMER SHADING 12.00PM EXISTING

1 : 500

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REV	DATE	DETAILS	INITIALS

0 5 10 20 30 50 metres

1:500 @ A1, 1:1000 @ A3

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PROJECT: GREENWICH HOSPITAL CONCEPT PLAN

DRAWING TITLE: SHADOWING - SUMMER - 12pm EXISTING

DATE: JUNE 2018

DRAWN:

PROJ ARCH:

SCALE: 1 : 500@A1

PROJ: 1213

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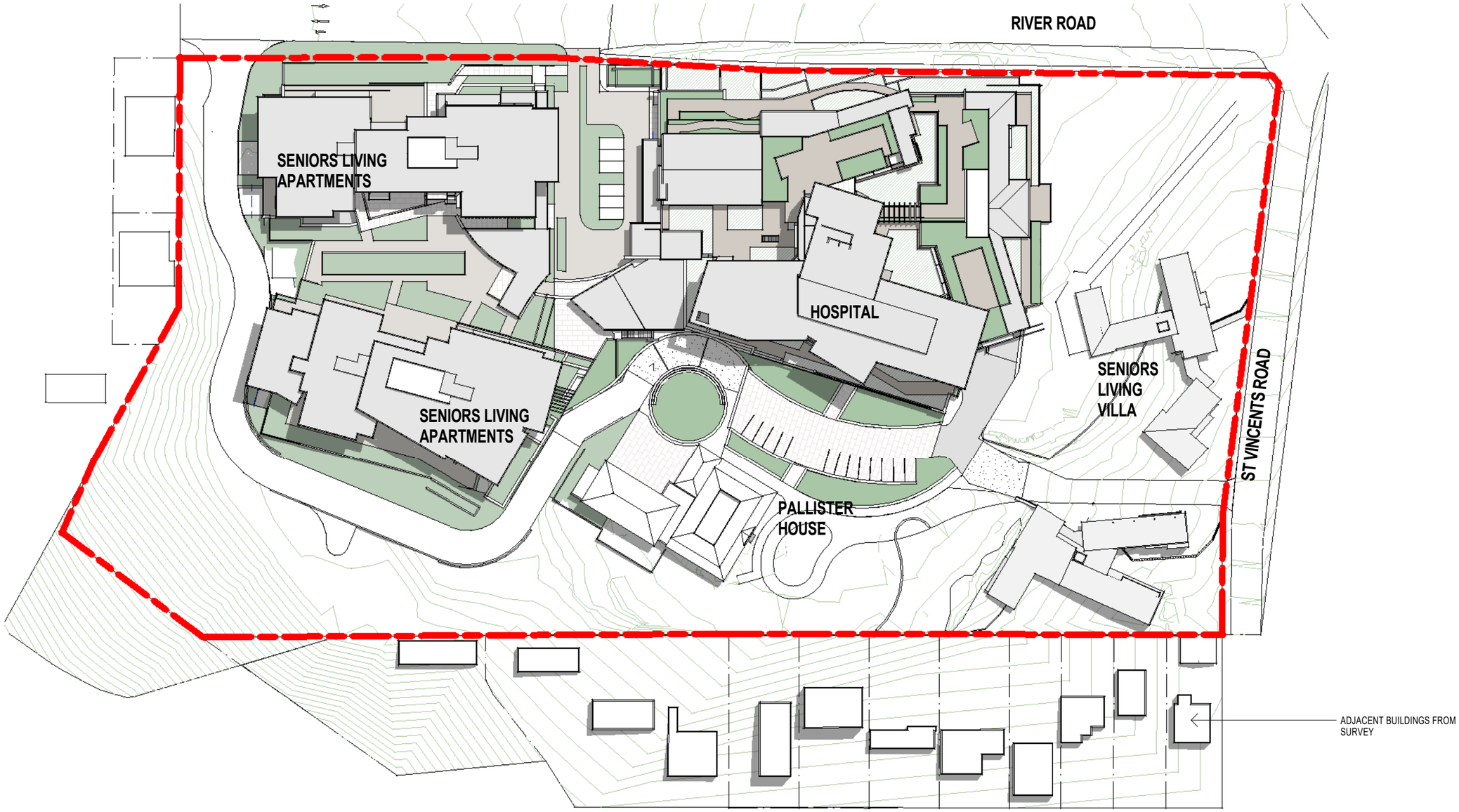

1 **SUMMER SHADING 12.00PM PROPOSED**
1 : 500

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REV	DATE	DETAILS	INITIALS

0 5 10 20 30 50 metres
1:500 @ A1, 1:1000 @ A3

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PROJECT: GREENWICH HOSPITAL CONCEPT PLAN

DRAWING TITLE: SHADOWING - SUMMER - 12pm PROPOSED

DATE: JUNE 2018
DRAWN:
PROJ ARCH:
SCALE: 1 : 500@A1
PROJ: 1213
DRAWING: S.33
REVISION:

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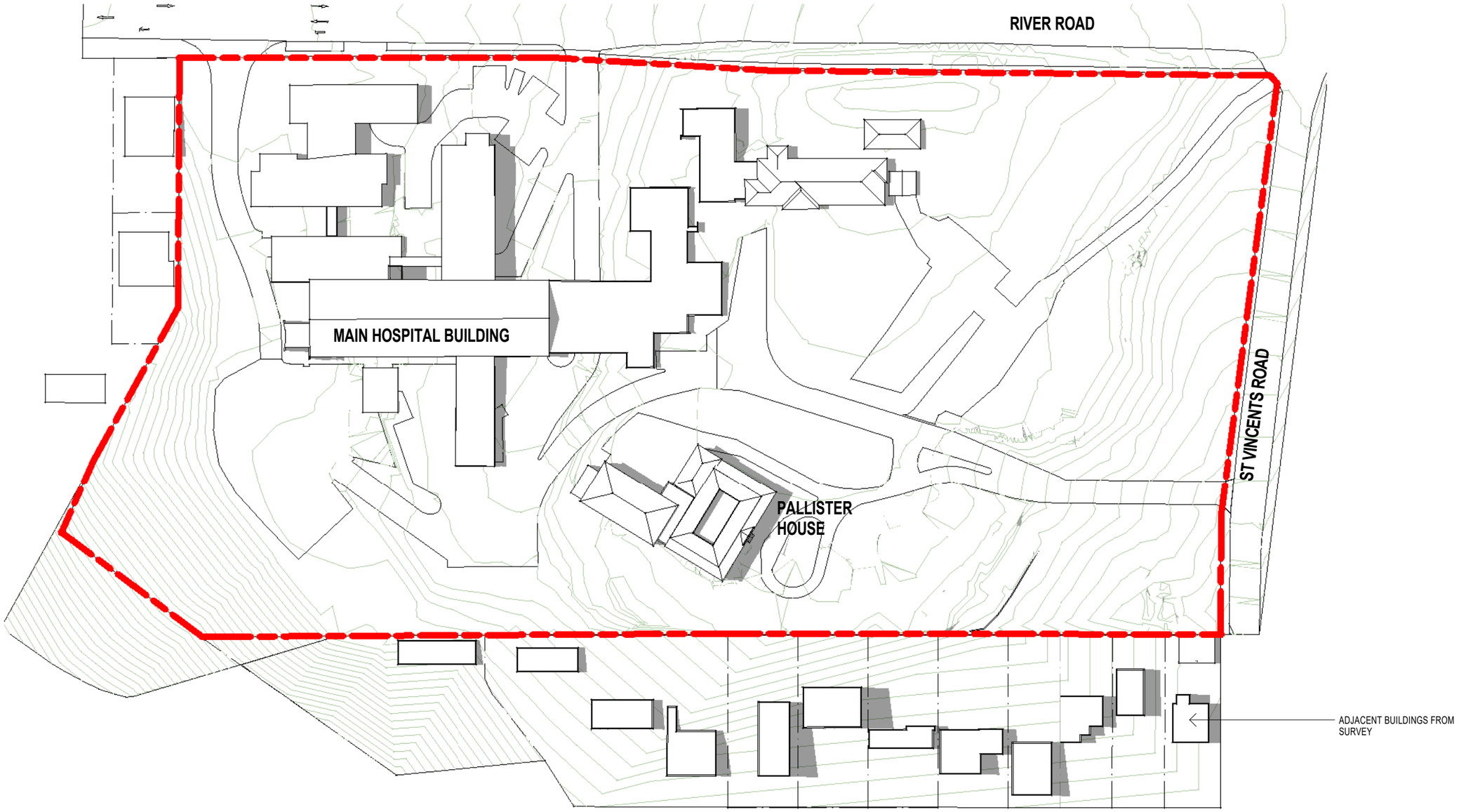

1 SUMMER SHADING 3.00PM EXISTING
1 : 500

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REV	DATE	DETAILS	INITIALS

0 5 10 20 30 50 metres
1:500 @ A1, 1:1000 @ A3

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PROJECT: GREENWICH HOSPITAL CONCEPT PLAN

DRAWING TITLE: SHADOWING - SUMMER - 3pm EXISTING

DATE: JUNE 2018
DRAWN:
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SCALE: 1 : 500@A1
PROJ: 1213
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REVISION:

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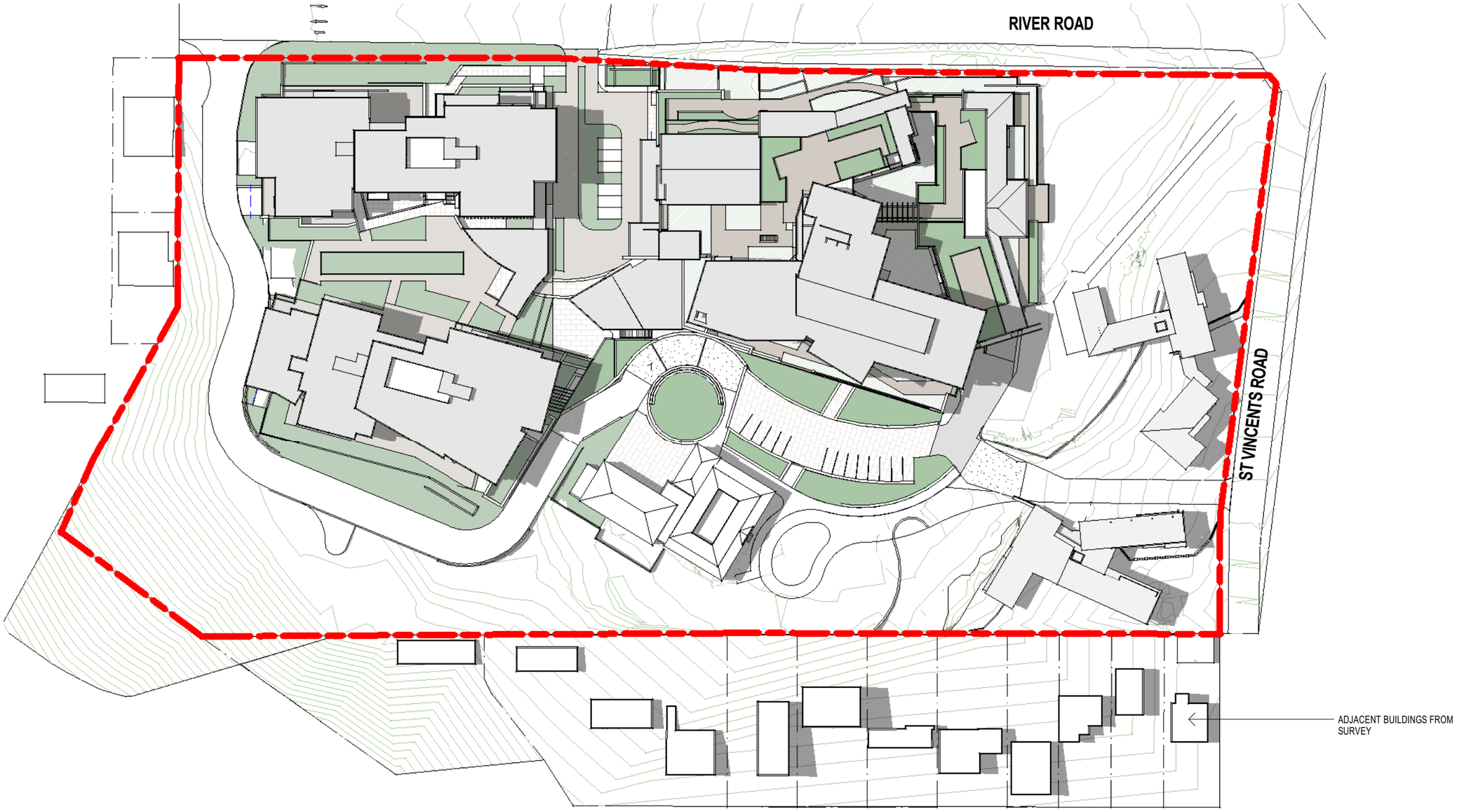

1 SUMMER SHADING 3.00PM PROPOSED
1 : 500

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REV	DATE	DETAILS	INITIALS

0 5 10 20 30 50 metres
1:500 @ A1, 1:1000 @ A3

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PROJECT: GREENWICH HOSPITAL CONCEPT PLAN

DRAWING TITLE: SHADOWING - SUMMER - 3pm PROPOSED

DATE:	DRAWN:	PROJ ARCH:	SCALE:
JUNE 2018			1 : 500@A1
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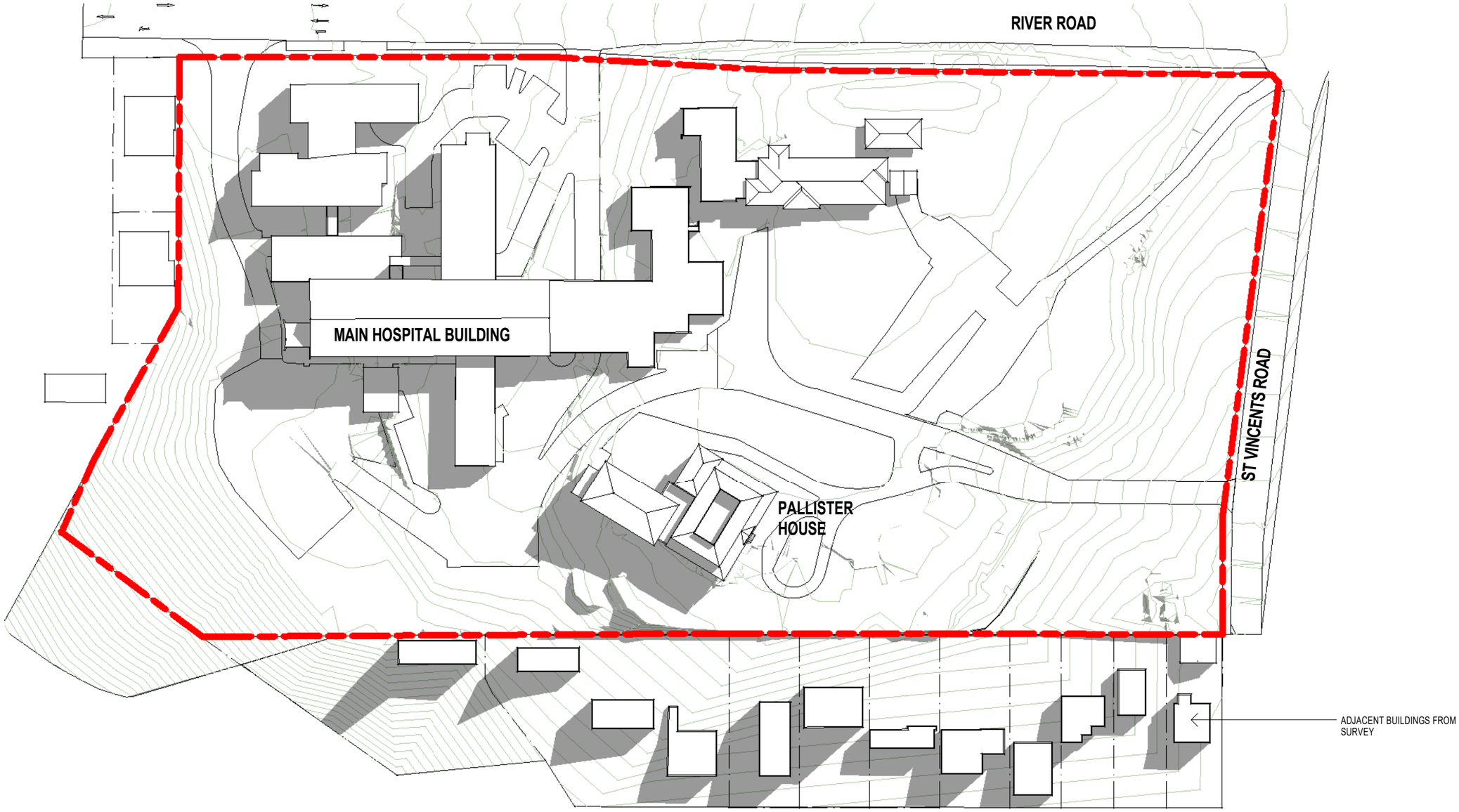

1 SPRING SHADING 9.00AM EXISTING
1 : 500

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REV	DATE	DETAILS	INITIALS
A	16/03/2018	CONCEPT PLAN ISSUE	ML

0 5 10 20 30 50 metres
1:500 @ A1, 1:1000 @ A3

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CLIENT: HammondCare
PROJECT: GREENWICH HOSPITAL CONCEPT PLAN

DRAWING TITLE: SHADOWING - SPRING (EQUINOX) - 9am EXISTING
DATE: JUNE 2018
DRAWN:
PROJ ARCH:
SCALE: 1 : 500@A1
PROJ.: 1213
DRAWING: S.36
REVISION: A

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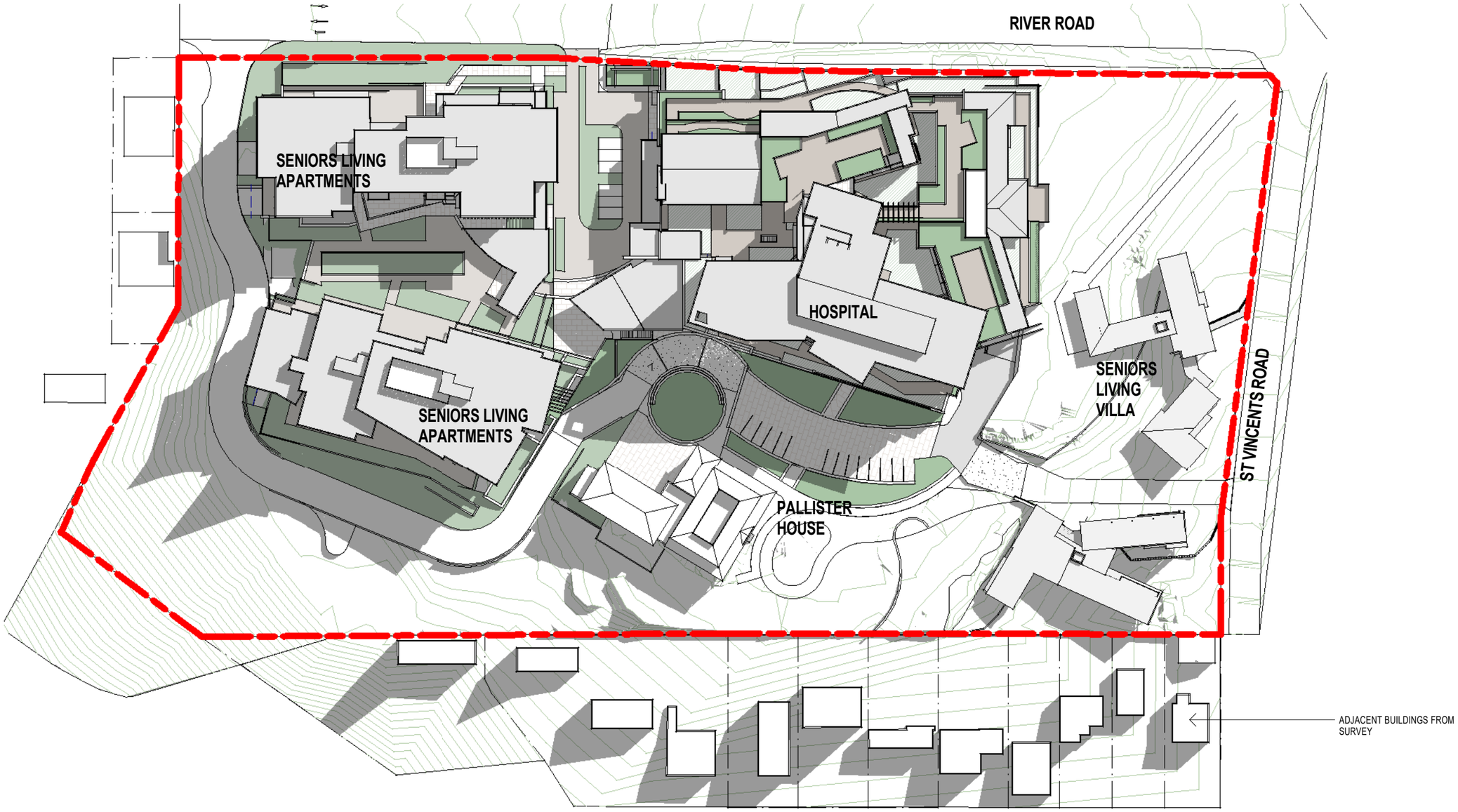

1 **SPRING SHADING 9.00AM PROPOSED**
1 : 500

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REV	DATE	DETAILS	INITIALS

0 5 10 20 30 50 metres
1:500 @ A1, 1:1000 @ A3

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Sydney 02 9261 8333

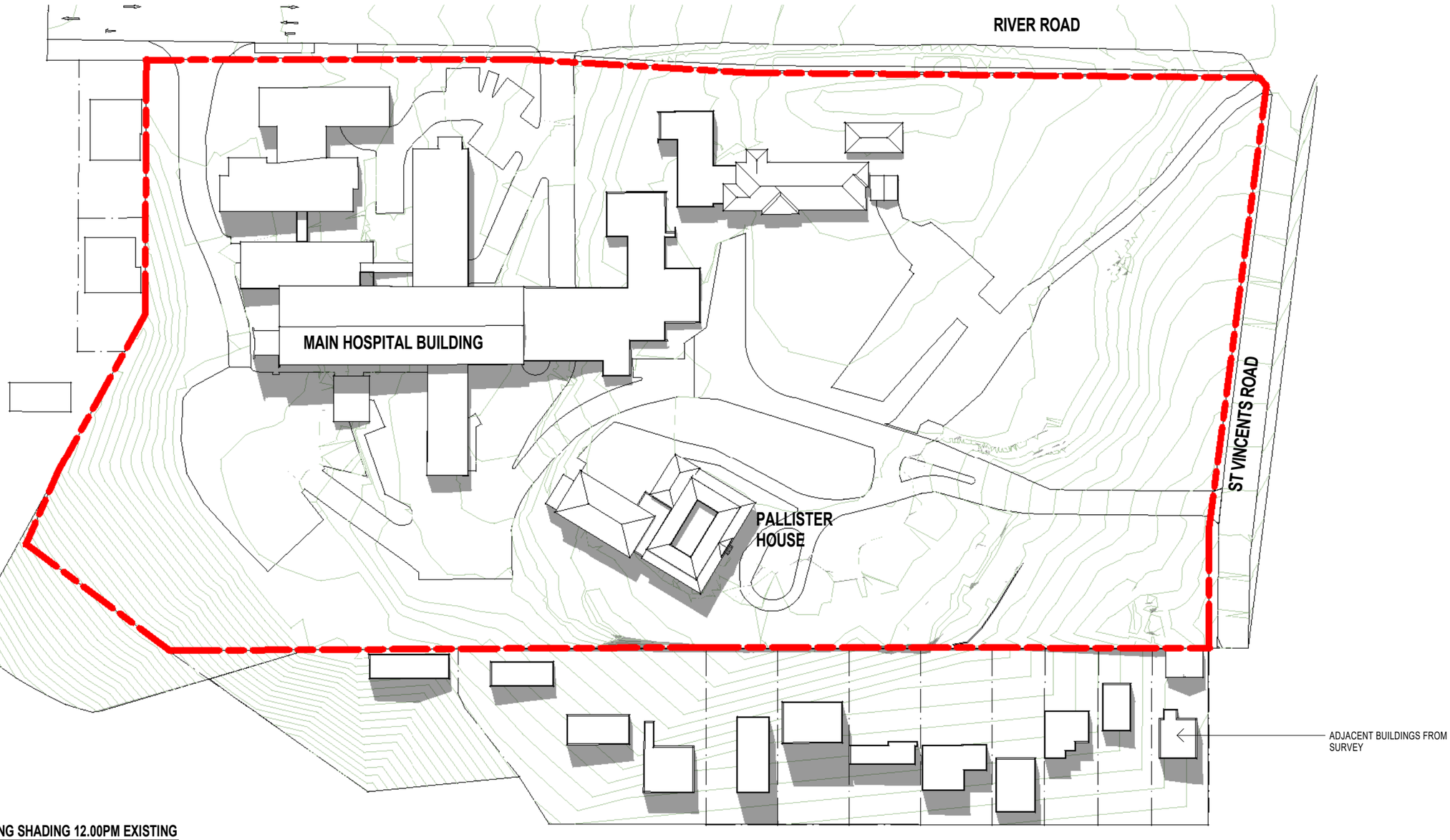
CLIENT: HammondCare

PROJECT: GREENWICH HOSPITAL CONCEPT PLAN

DRAWING TITLE: SHADOWING - SPRING (EQUINOX) - 9am PROPOSED

DATE: JUNE 2018
DRAWN:
PROJ ARCH:
SCALE: 1 : 500@A1
PROJ: 1213
DRAWING: S.37
REVISION:

18/06/2018 10:31:37 AM



1 SPRING SHADING 12.00PM EXISTING
1 : 500

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REV	DATE	DETAILS	INITIALS

0 5 10 20 30 50 metres
1:500 @ A1, 1:1000 @ A3

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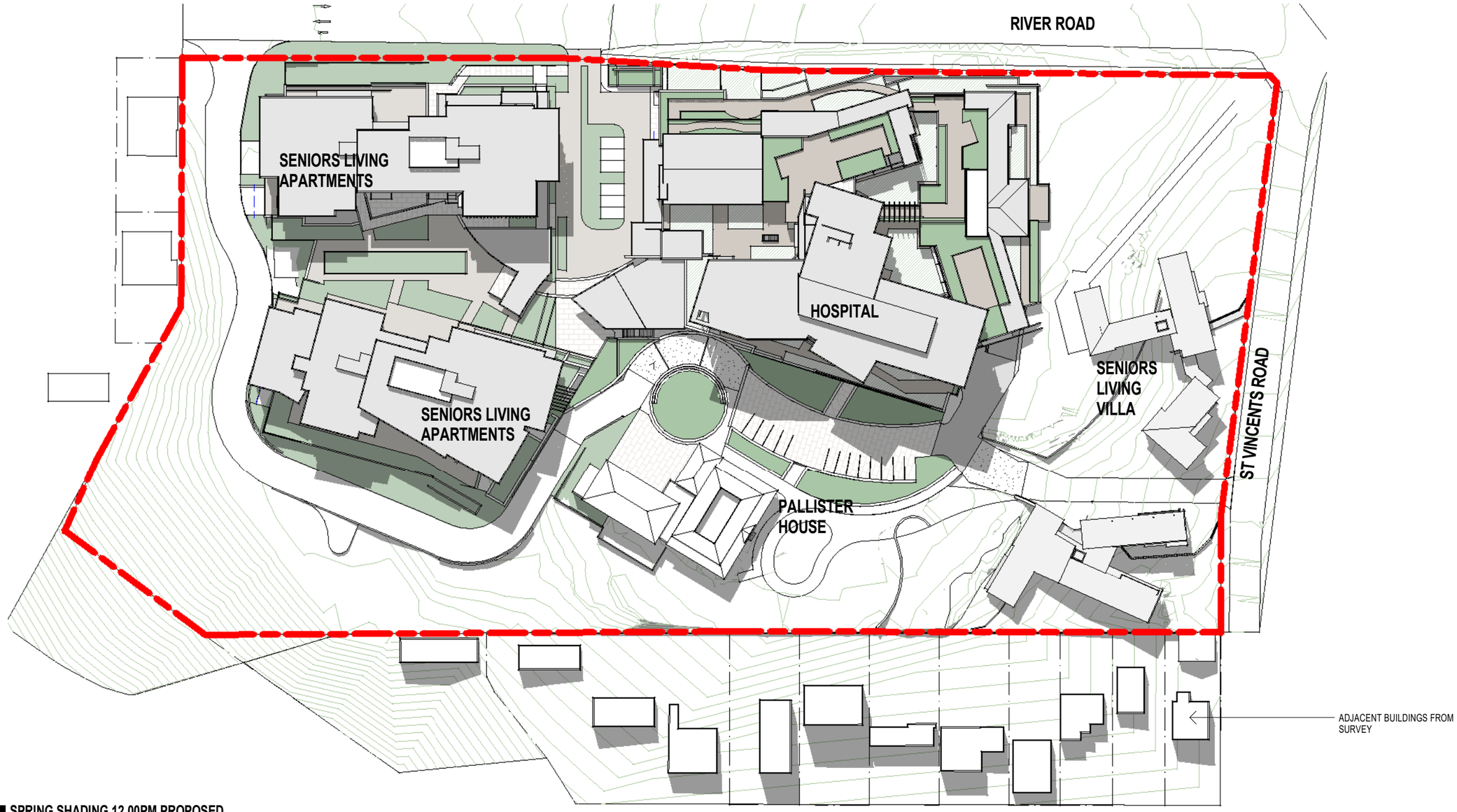
Sydney 02 9261 8333

CLIENT: HammondCare
PROJECT: GREENWICH HOSPITAL CONCEPT PLAN

DRAWING TITLE: SHADOWING - SPRING (EQUINOX) - 12pm EXISTING
DATE: JUNE 2018
DRAWN:
PROJ ARCH:
SCALE: 1 : 500@A1
PROJ: 1213
DRAWING: S.38
REVISION:

18/06/2018 10:31:47 AM



1 SPRING SHADING 12.00PM PROPOSED
1 : 500

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REV	DATE	DETAILS	INITIALS

0 5 10 20 30 50 metres
1:500 @ A1, 1:1000 @ A3

NORTH

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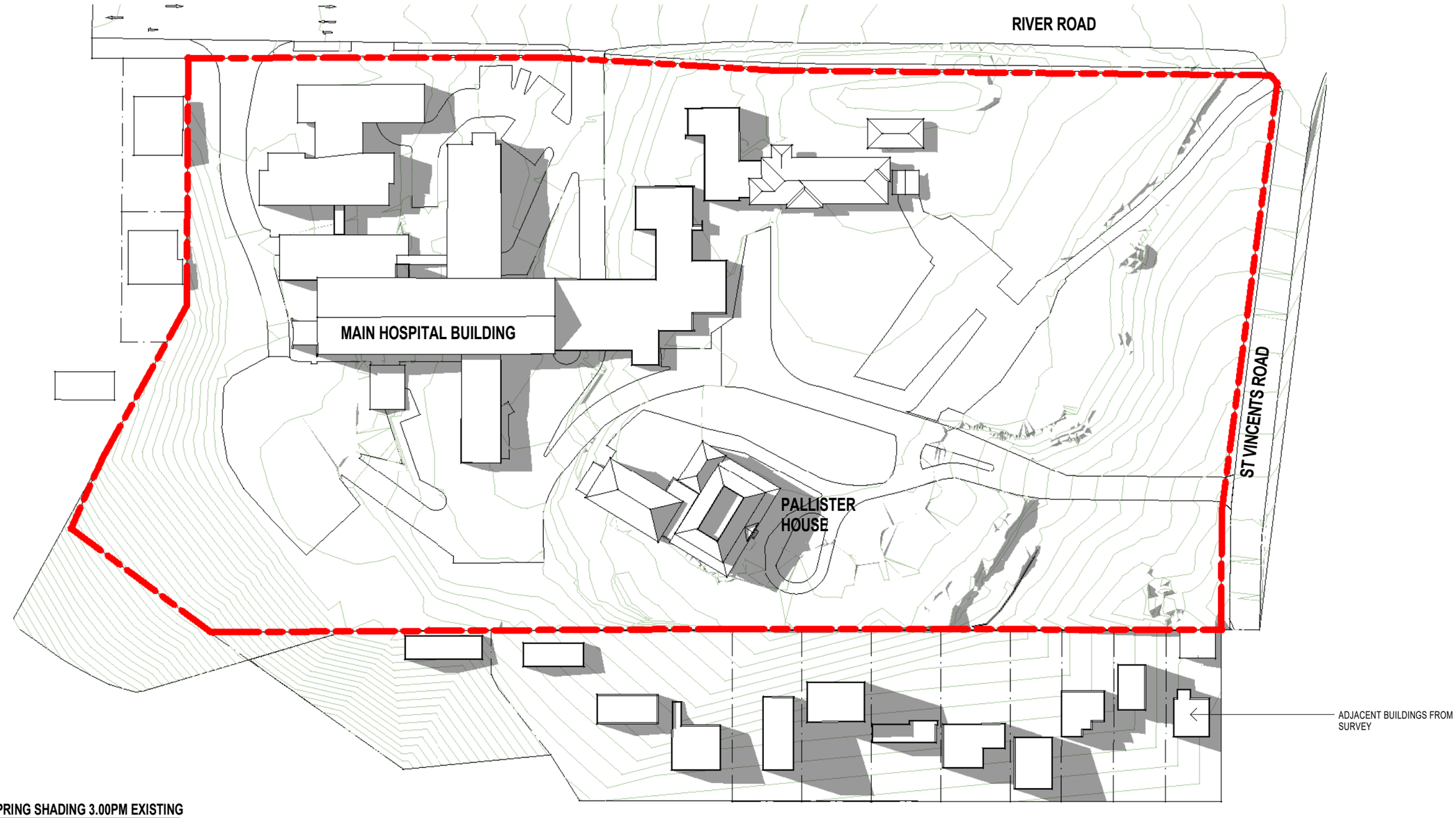
PROJECT: GREENWICH HOSPITAL CONCEPT PLAN

DRAWING TITLE: SHADOWING - SPRING (EQUINOX) - 12pm PROPOSED

DATE: JUNE 2018
DRAWN:
PROJ ARCH:
SCALE: 1 : 500@A1
PROJ: 1213
DRAWING: S.39
REVISION:

18/06/2018 10:32:23 AM



1 SPRING SHADING 3.00PM EXISTING
1 : 500

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REV	DATE	DETAILS	INITIALS

0 5 10 20 30 50 metres
1:500 @ A1, 1:1000 @ A3

NORTH

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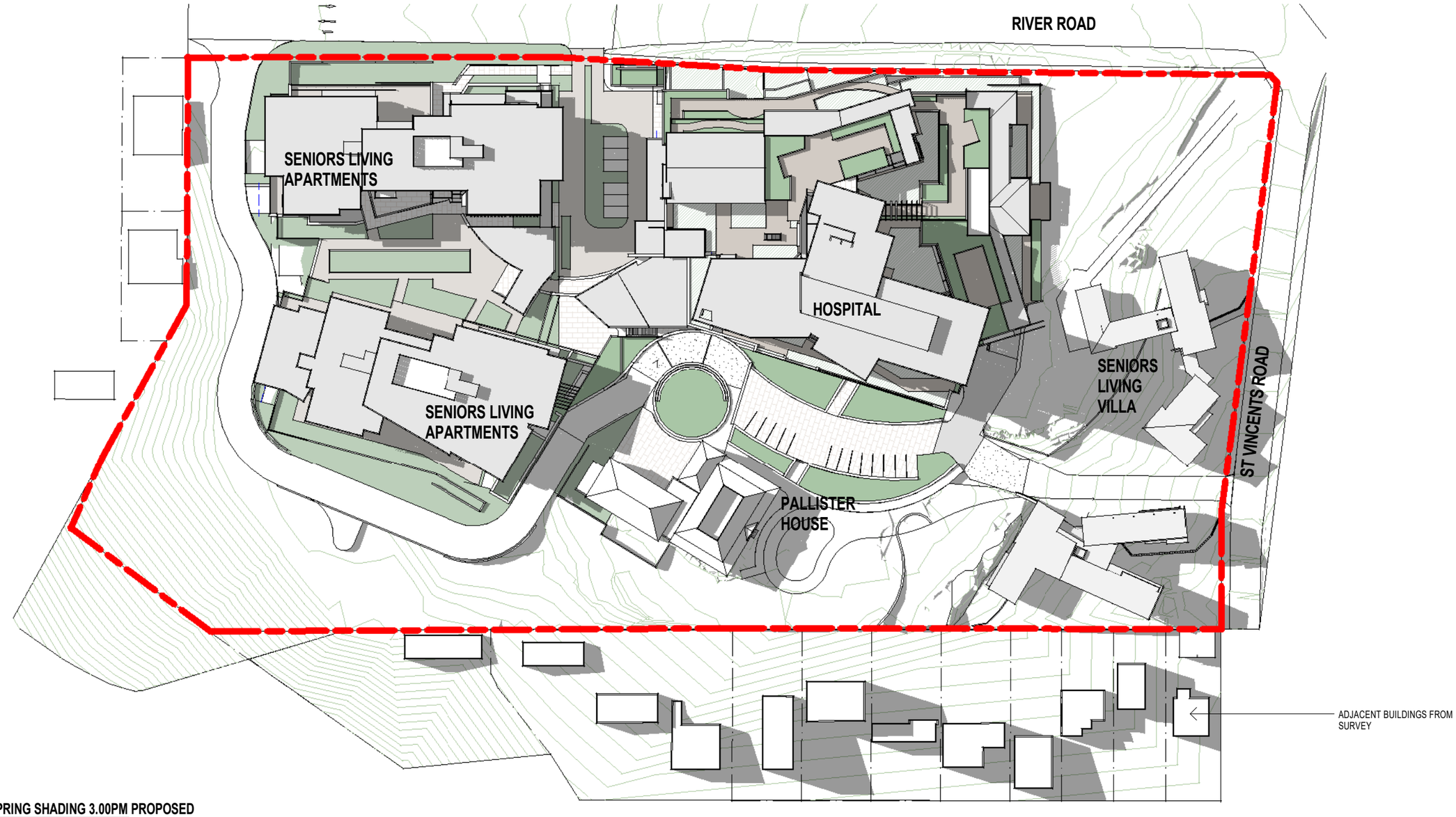
PROJECT: GREENWICH HOSPITAL CONCEPT PLAN

DRAWING TITLE: SHADOWING - SPRING (EQUINOX) - 3pm EXISTING

DATE: JUNE 2018
DRAWN:
PROJ ARCH:
SCALE: 1 : 500@A1
PROJ: 1213
DRAWING: S.40
REVISION:

18/06/2018 10:32:33 AM



1 SPRING SHADING 3.00PM PROPOSED
1 : 500

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REV	DATE	DETAILS	INITIALS

0 5 10 20 30 50 metres
1:500 @ A1, 1:1000 @ A3

NORTH

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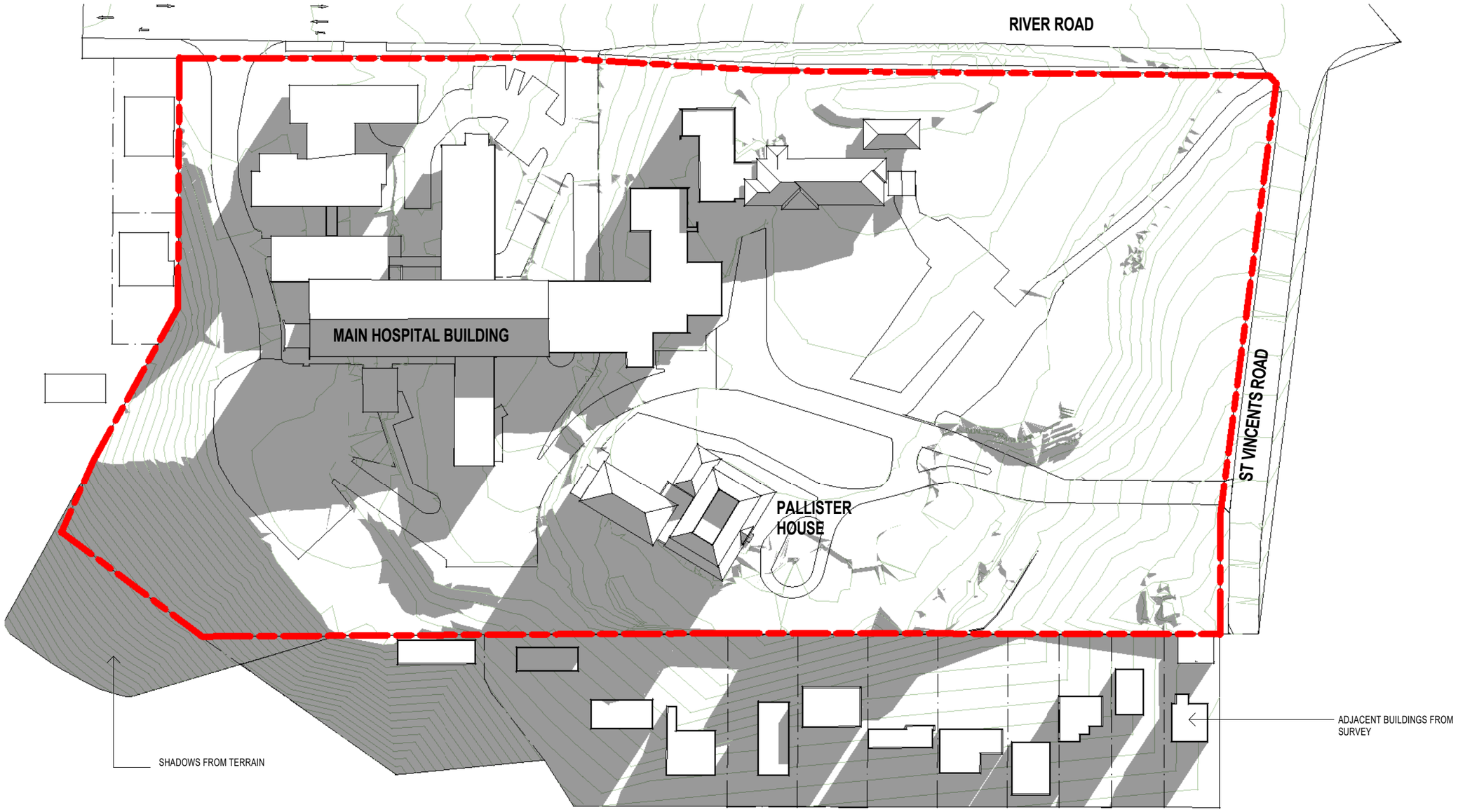
Sydney 02 9261 8333

CLIENT: HammondCare
PROJECT: GREENWICH HOSPITAL CONCEPT PLAN

DRAWING TITLE: SHADOWING - SPRING (EQUINOX) - 3pm PROPOSED
DATE: JUNE 2018
DRAWN:
PROJ ARCH:
SCALE: 1 : 500@A1
PROJ: 1213
DRAWING: S.41
REVISION:

18/06/2018 10:33:14 AM



1 EXISTING SITE CONDITION - WINTER SHADING 9.00AM

1 : 500

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REV	DATE	DETAILS	INITIALS
A	16/03/2018	CONCEPT PLAN ISSUE	ML

0 5 10 20 30 50 metres

1:500 @ A1, 1:1000 @ A3

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PROJECT: GREENWICH HOSPITAL CONCEPT PLAN

DRAWING TITLE: SHADOWING - WINTER - 9am EXISTING

DATE: JUNE 2018
DRAWN:
PROJ ARCH:
SCALE: 1 : 500@A1
PROJ: 1213
DRAWING: S.42
REVISION: A

18/06/2018 10:44:02 AM